AGENDA
BOARD OF COMMISSIONERS SPECIAL MEETING
JORDAN ROOM, MATTHEWS TOWN HALL
MARCH 9, 2020 – 5:30 PM

The Board of Commissioners will meet with members of the Economic Development Advisory Committee to discuss a potential survey.

AGENDA
BOARD OF COMMISSIONERS MEETING
HOOD ROOM, MATTHEWS TOWN HALL
MARCH 9, 2020 - 7:00 PM

1. Regular Meeting Called to Order

2. Safety Minute

3. Invocation

4. Pledge of Allegiance

5. Receive Information on COVID-19

6. Items to be Added to the Agenda

7. Public Comment (Sign in to speak before the meeting starts. Time is limited to four minutes per person.)

8. Recognize Planning Board

9. Recess Regular Meeting for Public Hearings on Applications to Amend the Unified Development Ordinance and Land Use Map of the Town of Matthews as Follows:

    A. Zoning Application 2020-709/BAPS: to change the zoning from R-15 and R/I(CD) to R/I(CD) on 3 parcels designated as 2416 Stevens Mill Road and 2021 and 2050 Independence Commerce Drive, and being property belonging to BAPS Charlotte LLC, and being further designated as Tax Parcels 215-094-02, 03 and 06

10. Reconvene Regular Meeting

11. Planning and Development Business

    A. Receive Report from Planning Board

    B. Planning and Zoning Related Actions:

        1) Zoning Application 2019-705/text: to change the text in the UDO Section 155.506.41(C)(5) to amend the height allowance for stealth communications towers in the I-1 zoning district from 80 feet up to 120 feet

        2) Zoning Application 2019-708/Couchell: to change the conditions in that certain I-1(CD) district located at 2447 E. John Street, and being the Couchell Family Properties, LLC property, and further designated as

Tax Parcel 215-051-25, to allow for the development and construction of communication facilities

3) Administrative Amendment – 630 Matthews Township Parkway (former Rite Aid)

4) Administrative Amendment – Creek Bend Subdivision Elevation Changes

5) Consider Request to Waive One Year Waiting Period for Resubmittal of Zoning Application – Home Depot

6) Consider Request for Revision of Fee-in-Lieu Calculation for Villages at Idlewild Subdivision

7) Consider Response to NCGA's Proposed Bill to Reduce Development Regulations

12. Consent Agenda

A. Approve Minutes of the February 24, 2020 Board of Commissioners Meeting
B. Approve Minutes of the February 12, 2020 Board of Commissioners Special Meeting
C. Approve Mileage Reimbursement to Commissioner Whitley in the Amount of $146.63
D. Accept Zoning Application 2020-710/Inner Peaks; Text Amendment to Allow Indoor Commercial Recreation Not Otherwise Listed as a Use in the B-3 District; and set Public Hearing for April 13, 2020
E. Accept Zoning Application 2020-711/Christlife Church; 641 Matthews Township Parkway; Change in B-H(CD) Conditions; and set Public Hearing for April 13, 2020
F. Approve Budget Ordinance Amendment to Recognize Funds Received from Edward Jones for Cool Vibes Concert Series in the Amount of $3,000.00
G. Make Appointments to the Board of Adjustment

13. Unfinished Business

A. Consider Request for Ticket and Merchandise Sales at Fullwood Theater – Our Lady of Fatima Rosary Group

14. New Business

A. Consider Downtown Mobility Plan and Parking Study
B. Consider 2020 Planning Conference To-Do List
C. Consider Purchase of Vehicle Mitigation Barriers for Public Safety
D. Consider Purchase of Replacement Police Vehicles
E. Consider Contract for Downtown Sidewalk Repairs
F. Consider Floor Maintenance at Levine Senior Center

15. Mayor's Report

16. Attorney's Report

17. Town Manager's Report

18. Adjournment

APPLICATION 2020-709 STAFF REPORT
PROPOSED BAPS MANDIR TEMPLE

Pre Public Hearing Staff Analysis · March 2020

Town of Matthews™ North Carolina

PROJECT SUMMARY

Location

Mount Harmony Church Rd and

Independence Commerce Dr

Site/Project Size

15.96 Acres

Ownership/Applicant

BAPS Charlotte LLC

Zoning

Existing: R/I (CD) and R-15

Proposed R/I (CD)

Existing Use

Vacant Land/ Single Family Residence

Traffic Generation

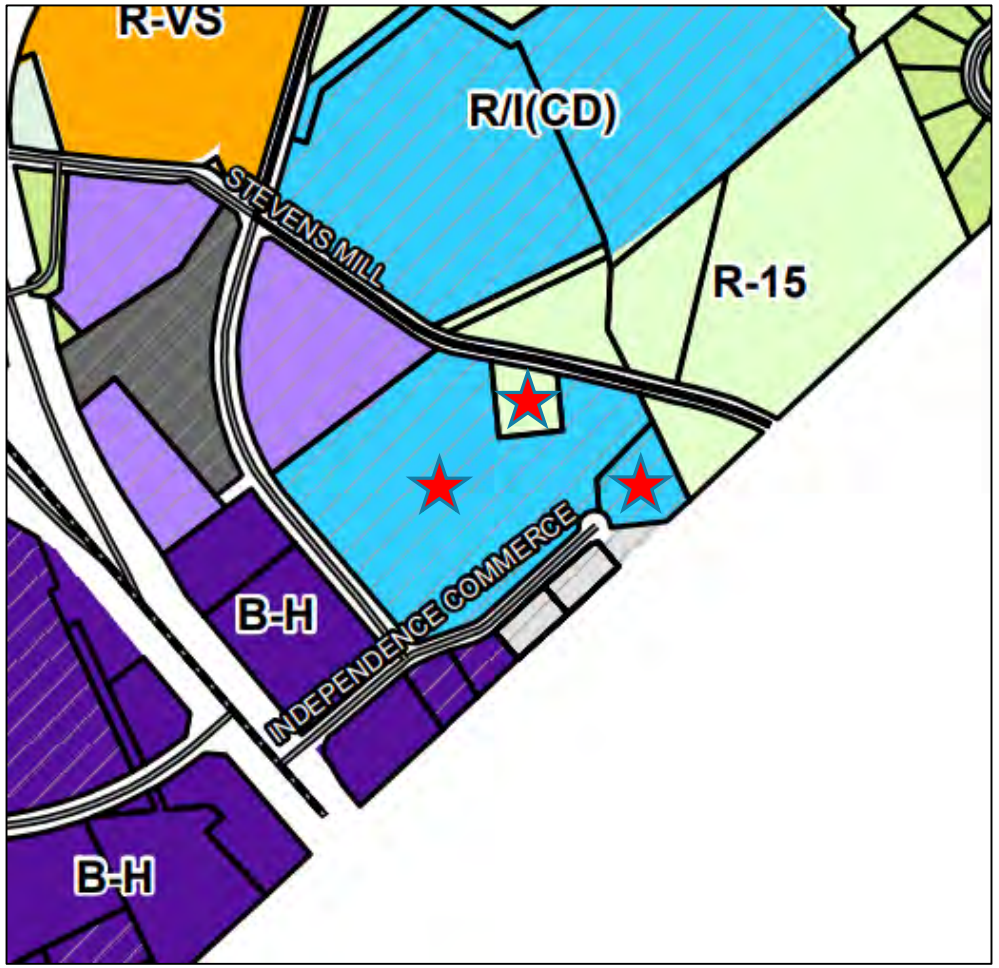
No TIA Required

Proposed Setbacks

Front: 50'

Side: 50'

Rear: 50'



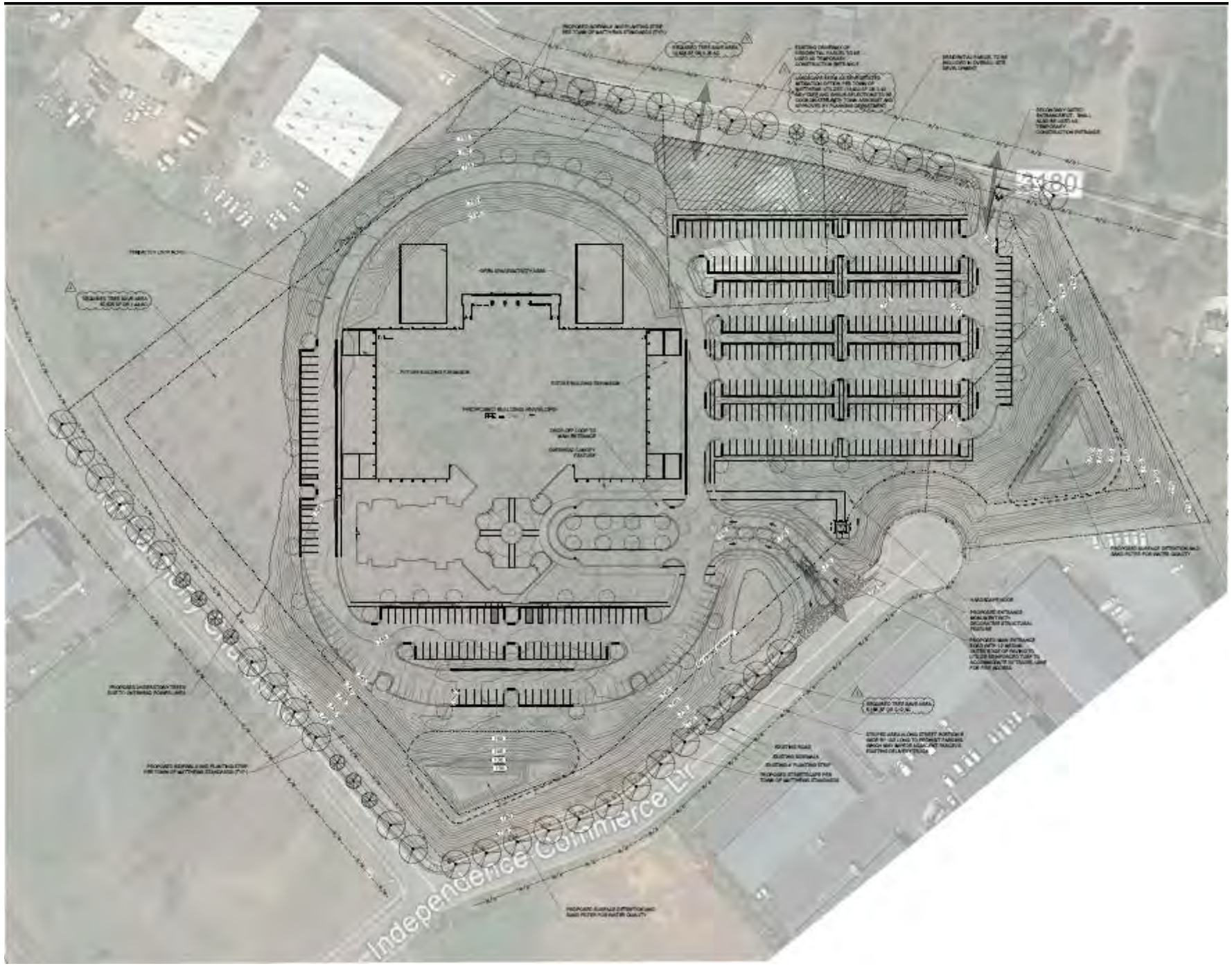
The rezoning request seeks to change the zoning of the 1-acre parcel from R-15 to R/I (CD) and to change the zoning conditions on the existing R/I properties.

PROJECT AREA

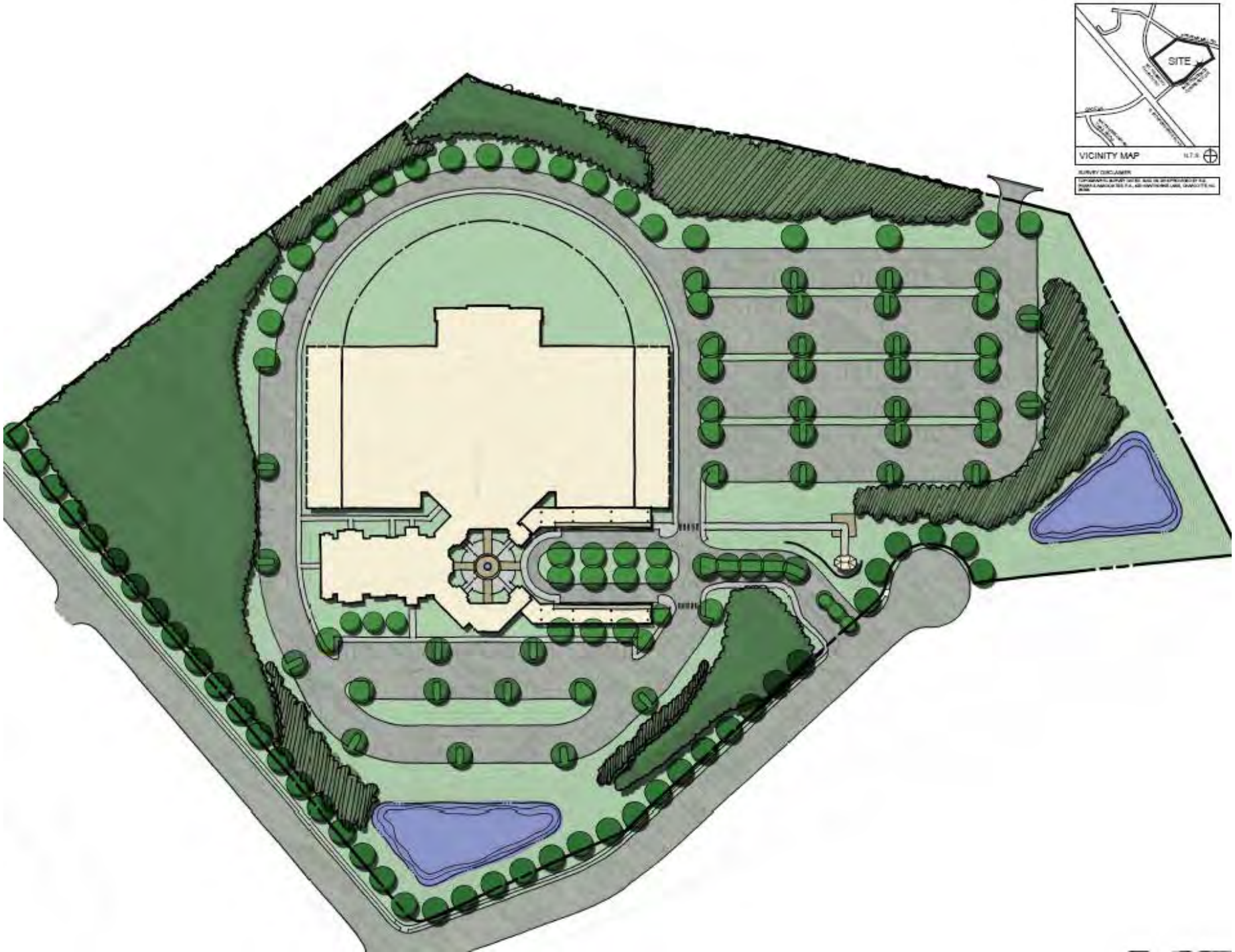
EXISTING CONDITIONS

PREVIOUSLY APPROVED SITE PLAN

NEW, REVISED SITE PLAN



NEW, REVISED SITE PLAN



SUMMARY OF PROPOSED CONDITIONS

1. ***All conditions are identical to previous approval with the exception of the following additional conditions:***

2. The Site shall comply with the tree preservation requirements of the Ordinance. Tree preservation areas may occur in the areas generally depicted on the Rezoning Plan; provided, however, that in accordance with the requirements of the Ordinance, the Applicant may mitigate any reduction of the amount of tree preservation areas by paying into the Town of Matthews Tree Canopy Fund in the manner and amount required by the Ordinance. The Applicant further shall mitigate any such reduction in the amount of tree preservation areas by revegetating the disturbed tree preservation area at a rate of 54 trees per acre.

3. The Applicant shall install a temporary construction access drive from Stevens Mill Road in the location more generally depicted on the Rezoning Plan (the "Temporary Construction Drive"), which temporary access drive may be used along with the other access points identified on the Rezoning Plan by the Applicant's construction and site development contractors ("Contractors") during construction and development of the Site. The Temporary Construction Drive shall be closed no later than ten days after the issuance of the certificate of occupancy for the principal building constructed on the Site.

4. Trucks bringing concrete to the Site during and for construction of the building pad for the principal building to be constructed on the Site shall use the Temporary Construction Drive and/or the Site's access point on Stevens Mill Road to access the Site.

TREES, VEGETATION AND STORMWATER

Tree Save

The R/I district requires 15% tree save. The applicant proposes to save 1.80 acres of existing canopy, and mitigate by revegetation .44 acres which equates to a tree save of 15.4%.

Stormwater Management and PCO

Two stormwater facilities are proposed. The PCO plan has been submitted to the County for review.

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The Land Use Plan does not make specific recommendations for the site. However, the surrounding area has evolved and now features the Harmony Hills townhome development and Team church nearby. A place of worship is an acceptable use at the location.

Consistency

The proposed development is consistent with nearby land uses and with the Land Use Plan, which calls for institutional uses at the intersection of I-485 and US-74.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

No concerns

Police

No concerns

Fire

No concerns

Public Works

Possible opportunity for connectivity between Stevens Mill Rd. and Independence Commerce Dr.

Parks and Rec

No concerns

Town of Matthews North Carolina

DATE FILED 12-31-2019
APPLICATION NUMBER 2020-709
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): Change in classification: 215-094-03; Change in conditions: 215-094-02 and 215-094-06

Address of property: 2416 Stevens Mill Road (215-094-03); 2021 Independence Commerce Dr. (215-094-02) and 2050 Independence Commerce Dr. (215-094-06)

Location of property: Parcels located north of Mt. Harmony Church Rd. and South of Stevens Mill Rd.

Title to the property was acquired on Nov. 22, 2019 (215-094-03); Oct. 25, 2018 (215-094-02 and 215-094-06)
and was recorded in the name of BAPS Charlotte LLC
whose mailing address is 4100 Margaret Wallace Road, Matthews, NC 28105

The deed is recorded in Book ** at Page ** in the office of the Register of Deeds for Mecklenburg County.
** Book 34062 at Page 320 (215-094-03); Book 33067 at Page 621 (215-094-02 and 215-094-06)

Present zoning classification: R-15 (215-094-03); R/I (CD) (215-094-02 and 215-094-06)
Requested zoning classifications: R/I (CD)

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

Application number
2020-709
For office use only

The Petitioner is requesting the rezoning of the site to accommodate the development of a building or buildings on the site that will be devoted to church and place of worship uses, and related and accessory uses permitted thereto.

See attached signature page

Signature of property owner (must be original)

Signature of property owner (must be original)

Print name of property owner

Print name of property owner

Property owner's mailing address

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's mailing address, continued

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)

See attached signature page

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
2020-709
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)

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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

Application number
2020-709
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 December 31, 2019

Town Board of Commissioners formally accepts application and sets Public Hearing date January 13, 2020

Notices sent via mail to affected/adjacent property owners on or before February 24, 2020

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 March 9, 2020

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 March 24, 2020

Town Board of Commissioners approves or denies application April 13, 2020

The Matthews Board of Commissioners General Procedures Policy on Zoning and Development Case Appearances Before the Town Board, initially adopted October 8, 2018, explains the Board of Commissioners' expectations that this application is ready for public review and action, and that the above schedule can be followed without delays. By signing below, the property owner(s) and all other parties involved in preparing and presenting this zoning application indicate they have read and understand their responsibility to submit complete and accurate documents in a timely manner throughout the review process. Late or missing (new or revised) documents may limit the applicants opportunity to present updated information, which may result in an unfavorable decision.

Signature of ✓ Property Owner — Date 1/6/20
___ Agent for Property Owner
___ Other (please identify) _____

Signature of ___ Property Owner — Date
___ Agent for Property Owner
___ Other (please identify) _____

Signature of ___ Property Owner — Date
___ Agent for Property Owner
___ Other (please identify) _____

Application number
2020-709
For office use only

SUMMARY OF THE REZONING PROCESS

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Signature of ___ Property Owner ___ Date
___ Agent for Property Owner
___ Other (please identify) _____

Signature of ___ Property Owner 1/6/2020 Date
✓ Agent for Property Owner
___ Other (please identify) _____

Signature of ___ Property Owner ___ Date
___ Agent for Property Owner
___ Other (please identify) _____

2020709

[Signature Page of Petitioner and Property Owner, BAPS Charlotte, LLC, to Rezoning Application]

BAPS CHARLOTTE, LLC

By: Nik Patel

Mailing Address:
4100 Margaret Wallace Road
Matthews, NC 28105

Phone: (704) 573-0805

Email: cltldcteam@gmail.com

2020-709

[Signature Page of Petitioner's Agent to Rezoning Application filed by BAPS Charlotte, LLC]

ROBINSON BRADSHAW & HINSON, P.A.

By: Ty Shaffer

Agents: John Carmichael, Ty Shaffer

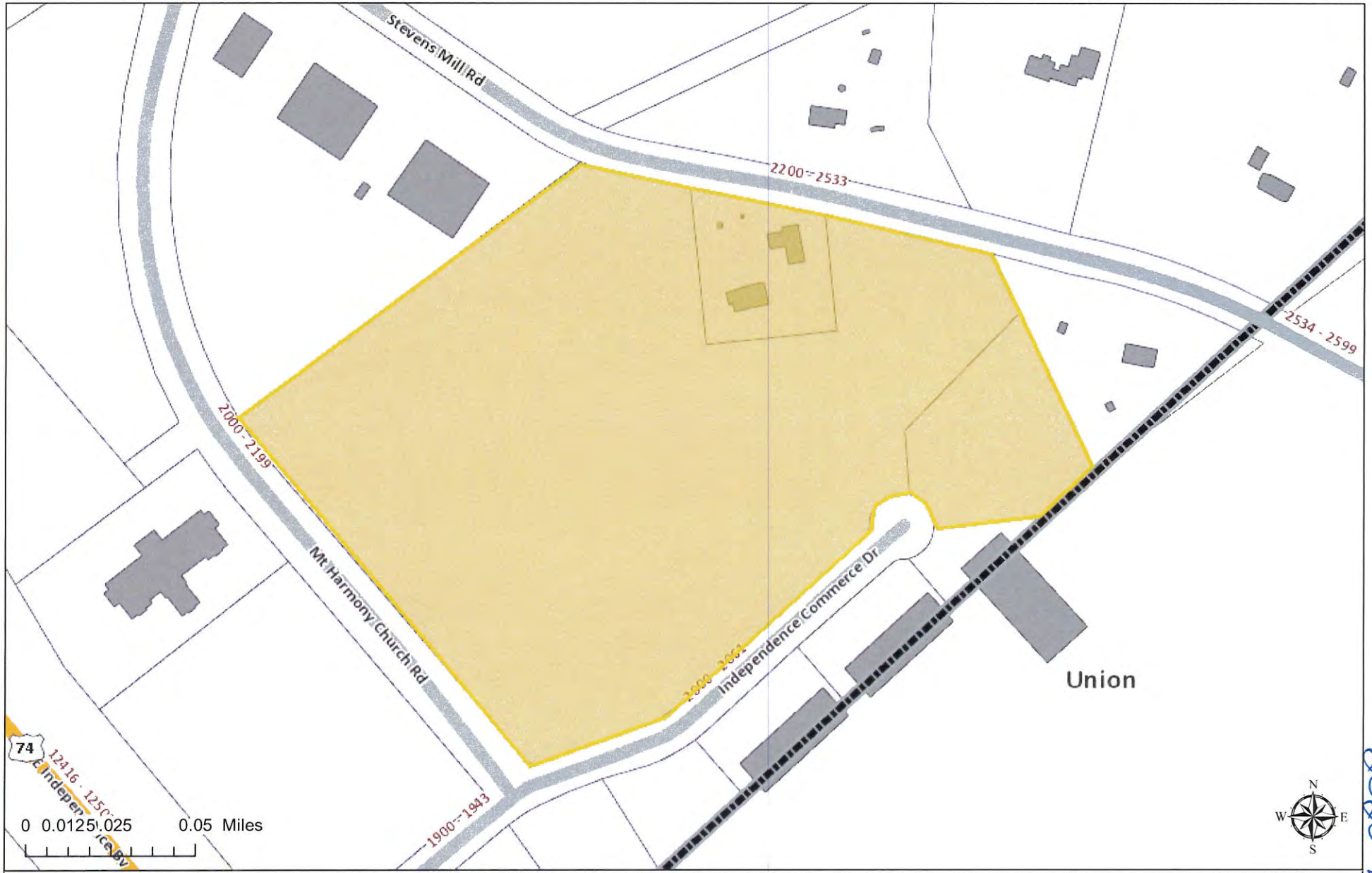
Mailing Address:
101 N. Tryon St., Suite 1900
Charlotte, NC 28246

Phone: (704) 377-2536

Email: jcarmichael@robinsonbradshaw.com
tshaffer@robinsonbradshaw.com

Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 12/17/2019 4:11:17 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.

2020-709

2020-709

EXHIBIT A (100' adjacent land owner listing)

Mecklenburg County

Parcel No. 21509410

Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 21509411

Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 21509405

PTM Holdings 2 LLC
1070 Shoreline Drive
Stanley, NC 28164

Parcel No. 21509217

Four Whell Investors LLC
6811 Honors Court
Charlotte, NC 28210

Parcel No. 21509221

Sunshine Hotels & Investments LLC
2001 Mount Harmony Church Road
Matthews, NC 28105

Parcel No. 21509211

Grady Reid Hill
Walter Dean Hill
2403 Medlin Road
Monroe, NC 28112

Parcel No. 21509207

W T & Annie W. Hill Family Limited Partnership
2403 Medlin Road
Monroe, NC 28112

2020-709

Parcel No. 21509401

W T & Annie W. Hill Family Limited Partnership
2403 Medlin Road
Monroe, NC 28112

Parcel No. 21512107

Team Church
2301 Stevens Mill Road
Matthews, NC 28104

Parcel No. 21512152

Dept of Transportation
206 Charter Street
Albemarle, NC 28001

Parcel No. 21512108

Kenneth P. Hoover
Gina S. Hoover
2417 Stevens Mill Road
Matthews, NC 28105

Parcel No. 21512112

Angelia Michelle Hartis
Thomas Keith Hartis
2501 Stevens Mill Road
Matthews, NC 28104

Parcel No. 21512109

2533 Stevens Mill Road LLC
2100 Crescent Ave, Suite 200
Charlotte, NC 28207

Parcel No. 21509404

Michael D. Hartis
Teresa S. Hartis
2524 Stevens Mill Road
Matthews, NC 28105

2020-709

Parcel No. 21509412

Weeks Realty of Carolinas LLC
7018 Camrose Crossing Lane
Matthews, NC 28104

Parcel No. 21509413

Weeks Realty of Carolinas LLC
7018 Camrose Crossing Lane
Matthews, NC 28104

Parcel No. 21509414

Plantation Carolina LLLP
2442 Bain Farm Road
Charlotte, NC 28227-4530

Parcel No. 21509415

Plantation Carolina LLLP
2442 Bain Farm Road
Charlotte, NC 28227-4530

Parcel No. 21509416

MSH Investments LLC
8218 Glamorgan Lane
Matthews, NC 28104

Parcel No. 21509417

MSH Investments LLC
8218 Glamorgan Lane
Matthews, NC 28104

Parcel No. 21509418

ESSA Properties LLC
c/o Denise Jackson &
Martin Schepers
17 Remington Road
Ormond Beach, FL 32174

2020-709

Parcel No. 21509419

H&J Properties of Union County LLC
1129 Flowe Drive
Matthews, NC 28104

Parcel No. 21509420

Plantation South Construction Co
c/o Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 21509421

Plantation South Construction Co
c/o Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 21509422

Plantation South Construction Co
c/o Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 21509423

HMS Consulting and Technologies LLC
2020 Independence Commerce Drive, Suite E & F
Matthews, NC 28105

Parcel No. 21509424

HMS Consulting and Technologies LLC
2020 Independence Commerce Drive, Suite E & F
Matthews, NC 28105
Parcel No. 21509425

HMS Consulting and Technologies LLC
PO Box 2749
Matthews, NC 28106

2020-709

Union County

Parcel No. 07102033E

Plantation Carolina LLLP
2442 Bain Farm Road
Mint Hill, NC 28227

Parcel No. 07102033C80

PTM Holdings 2 LLC
1070 Shoreline Drive
Stanley, NC 28164

Parcel No. 07102033C90

PTM Holdings 2 LLC
1070 Shoreline Drive
Stanley, NC 28164

Parcel No. 07099011

Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 07099011A

Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 07102033 90

McGee Corporation
PO Box 1375
Matthews, NC 28106
Parcel No. 07099010B

Johnny Lewis Starnes
2801 Stevens Mill Road
Matthews, NC 28104

2020-709

Parcel No. 07099011D01

Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 07099011D02

Roger C. Hendrix
Karen M. Hendrix
8835 Ira Flowe Road
Charlotte, NC 28227

Parcel No. 07099011D03

Roger C. Hendrix
Karen M. Hendrix
8835 Ira Flowe Road
Charlotte, NC 28227

Parcel No. 07099011D04

Gail K. Hamilton
2040 Independence Commerce Drive Suite C
Matthews, NC 28105

Parcel No. 07099011D05

Viscount Holdings LLC
PO Box 1439
Matthews, NC 28106

Parcel No. 07099011D06

Viscount Holdings LLC
PO Box 1439
Matthews, NC 28106

Parcel No. 07099011C01

Plantation Carolina, L.L.L.P.
2442 Bain Farm Road
Charlotte, NC 28227

2020-709

Parcel No. 07099011B

Plantation Carolina, L.L.L.P.
2442 Bain Farm Road
Mint Hill, NC 28227

12700574

2020-709

ROBINSON
BRADSHAW

TShaffer@robinsonbradshaw.com
704.377.8142 : Direct Phone
704.339.3442 : Direct Fax

December 31, 2019

VIA HAND DELIVERY

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

Re: Rezoning Application filed by BAPS Charlotte, LLC (the "Applicant") requesting a change in zoning classification and change in conditions for an approximately 17.325 acre site located along Independence Commerce Drive between Mt. Harmony Church Road and Stevens Mill Road (Tax Parcel Nos. 215-094-03; 215-094-02 and 215-094-06)

Dear Jay:

I hope this letter finds you well. We have been engaged by the Applicant in connection with its request for a change in zoning classification and change in conditions (the "Rezoning Application") for three parcels containing approximately 17.325 acres and located along Independence Commerce Drive between Mt. Harmony Church Road and Stevens Mill Road (the "Site"). The Site is designated as Tax Parcel Nos. 215-094-03 (change in zoning classification) and 215-094-02 and 215-094-06 (change in conditions).

The Site is currently zoned a mixture of R-15 and R/I (CD). The Applicant is requesting a change in zoning classification for Parcel No. 215-094-03 from the R-15 to the R/I (CD) zoning district to accommodate development of a church and place of worship, and any incidental and accessory uses associated therewith that are allowed in the R/I zoning district. The Applicant also is requesting a change in conditions for the approved R/I (CD) site plan for Parcel Nos. 215-094-02 and 215-094-06 in order to incorporate the new parcel into the overall site plan.

This letter is being submitted with the 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 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 US 74/485 Interchange Transitioning and Sensitive Area. 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 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.

2020-709

- The proposed use is a destination-oriented use. The Land Plan provides that "[d]estination-oriented uses are ideal for development" in each of the "quadrants of the US-74/I-485 interchange" (see p. 87).

- The proposed use is consistent with the action items in the Land Plan, which recommend promotion of institutional uses in this area (see p. 88, Action Item #15).

Additionally, the proposed development is consistent and compatible with surrounding existing religious institution uses in the area.

On behalf of the Applicant, we look forward to working with the Town on this rezoning request. Should you have any questions or comments, please do not hesitate to call us.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

Ty Shaffer

12695195

2020-709

ROBINSON
BRADSHAW

TShaffer@robinsonbradshaw.com
704.377.8142 : Direct Phone
704.339.3442 : Direct Fax

December 31, 2019

VIA HAND DELIVERY

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

Re: Rezoning Application filed by BAPS Charlotte, LLC (the "Applicant") requesting a change in zoning classification and change in conditions for an approximately 17.325 acre site located along Independence Commerce Drive between Mt. Harmony Church Road and Stevens Mill Road (Tax Parcel Nos. 215-094-03; 215-094-02 and 215-094-06)

Dear Jay:

I hope this letter finds you well. The site subject to this Rezoning Application (the "Site") contains approximately 17.325 acres located along Independence Commerce Drive between Mt. Harmony Church Road and Stevens Mill Road. The Site is designated as Tax Parcel Nos. 215-094-03 (change in zoning classification) and 215-094-02 and 215-094-06 (change in conditions). The Site is currently zoned a mixture of R-15 and R/I (CD). The Applicant is requesting a change in zoning classification for Parcel No. 215-094-03 from the R-15 to the R/I (CD) zoning district to accommodate development of a church and place of worship, and any incidental and accessory uses associated therewith that are allowed in the R/I zoning district. The Applicant also is requesting a change in conditions for the approved R/I (CD) site plan for Parcel Nos. 215-094-02 and 215-094-06 in order to incorporate the new parcel into the overall site plan.

To the extent that a traffic impact analysis would otherwise be required under Section 10 of the Instructions for Filing an Application for a Change in a Zoning Classification or Change in Conditions for Property in the Town of Matthews, the Applicant respectfully requests a waiver of the required traffic study. The vast majority of traffic generated by the use requested for the Site will be on weekends, and thus will not impact workday traffic counts.

On behalf of the Applicant, we appreciate your consideration of this request. Should you have any questions or comments, please do not hesitate to call us.

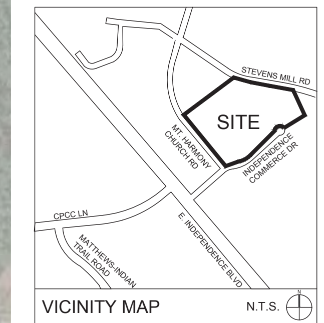
Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

Ty Shaffer

12695202

CURRENT
2020-709
3/3/2020



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY DATED AUG. 28, 2018 PROVIDED BY R.B. PHARR & ASSOCIATES, P.A., 420 HAWTHORNE LANE, CHARLOTTE, NC 28204.

LEGEND

SYMBOL

- TREE SAVE AREA
- POTENTIAL TREE MITIGATION/REPLANTING AREA
- TEMPORARY CONSTRUCTION ENTRANCE LOCATION

DEVELOPMENT SUMMARY:

PARCEL TAX ID: 21509402 (13.61 AC)
21509403 (1.02 AC)
21509406 (1.33 AC)

TOTAL PARCEL AREA: 15.96 ACRES

EXISTING ZONING: R/I (CD) & R-15
EXISTING USE: WOODED, VACANT/SINGLE FAMILY RESIDENCE

PROPOSED ZONING: R/I (RESIDENTIAL / INSTITUTIONAL)
PROPOSED USES: RESIDENTIAL/ INSTITUTIONAL

PARKING REQUIRED: 325 PARKING SPACES (1 SPACE PER 40 SF OF FLOOR AREA WITH MOVEABLE SEATS IN LARGEST ASSEMBLY ROOM. LARGEST ASSEMBLY ROOM AREA IS ±13,000 SQ. FT.)

PARKING PROVIDED: 414 PARKING SPACES

TREE SAVE AREA PROVIDED:
SITE AREA: 695,130 SF (15.96 AC)
PERMANENT DRAINAGE EASEMENTS: 12,940 SF
PROPOSED STORMWATER POND AREA: 28,190 SF
TEMPORARY SLOPE EASEMENT: 8,388 SF
ELECTRICAL UTILITY EASEMENT: 11,137 SF
REMAINING USEABLE AREA: 634,475 SF OR 14.57 ACRES

UNDISTURBED TREE CANOPY AREA REQUIRED (15% OF SITE): 2.18 ACRES
UNDISTURBED TREE CANOPY AREA PROVIDED: +/- 1.80 ACRES (12.4% OF SITE)
PROPOSED MITIGATION BY REVEGETATION PROVIDED: +/- 0.44 ACRES (3.0% TOTAL SITE - 19.9% OF PROVIDED TREE SAVE AREA)

TOTAL TREE SAVE AREA: +/- 2.24 ACRES (15.4% TOTAL SITE)

INTERNAL & PERIMETER TREE CANOPY AREAS PROVIDED:
(131) 1200 SF CANOPY LARGE MATURING TREES = 157,200 SF (SEE SECTION 155.606.7.A.3.b)
(10) 400 SF CANOPY SMALL MATURING TREES = 4,000 SF (SEE SECTION 155.606.7.A.3.c)
TOTAL SUPPLEMENTAL TREE CANOPY COVERAGE = 161,200 SF (3.70 ACRES=25.4%)

+/-2.24 AC TREE SAVE AREA + 3.70 AC CANOPY TREES = 5.94 ACRES (+/-41%) CANOPY COVERAGE

R/ I ZONING REQUIREMENTS: /14.57
MINIMUM LOT AREA: 2 ACRES
MINIMUM LOT WIDTH: 200'
MINIMUM LOT DEPTH: N/A

MINIMUM SETBACKS REQUIRED FOR R/ I:		MINIMUM SETBACKS PROVIDED:
FRONT SETBACK:	50'	50'
REAR YARD:	50'	50'
SIDE YARD:	50'	50'

DEVELOPMENT STANDARDS

February 26, 2020

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by BAPS Charlotte, LLC (the "Applicant") for an approximately 17.325 acre site located along Independence Commerce Drive between Mt. Harmony Church Road and Stevens Mill Road in Matthews, North Carolina, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Nos. 2015-094-03, 215-094-02 and 215-094-06.

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"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R/I zoning district shall govern the use and development of the Site.

C. The location and layout of the principal building to be constructed on the Site and the associated parking lots and drive aisles are conceptual in nature and may be altered or modified during design development and construction phases subject to the requirements of the Ordinance.

D. The parcels of land that comprise the Site may be recombined or further subdivided provided that any such recombination or subdivision meets the requirements of the Ordinance.

E. The development of the Site proposed under this Rezoning Plan shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements and other similar zoning standards shall not be required internally between improvements, uses and other site elements located on the Site, provided, however, that the development of the Site shall be required to meet any applicable setback, side yard, rear yard, buffer and building height separation requirements with respect to the exterior boundaries of the Site.

F. 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.

2. PERMITTED USES

A. The Site may only be devoted to a church and place of worship without size restrictions and to any incidental and accessory uses associated therewith that are allowed in the R/I zoning district including, without limitation, a cafeteria, classrooms, recreation facilities, fellowship/assembly areas and dormitories/residential accommodations for visiting priests.

3. MAXIMUM GROSS FLOOR AREA; PHASED DEVELOPMENT

A. The principal building to be constructed on the Site may contain a maximum of 90,000 square feet of gross floor area.

B. The principal building to be constructed on the Site may be built in multiple phases, at the Applicant's discretion, provided, however, that each phase shall be substantially similar in architectural style and character.

4. DIMENSIONAL STANDARDS

A. The development of the Site shall comply with the applicable dimensional standards of the R/I zoning district.

5. ARCHITECTURAL STANDARDS

A. The maximum height of the principal building to be constructed on the Site shall be 40 feet, provided, however, that any structures permitted under Section 155.601.8 of the Ordinance may exceed this height limit consistent with the provisions of the Ordinance.

B. Attached to the Rezoning Plan are a series of conceptual, architectural perspectives and elevations of the principal building to be constructed on the Site, intended to depict the general conceptual architectural style and character of the building. Accordingly, such building shall be designed and constructed so that it is substantially similar in appearance to the attached relevant conceptual, architectural perspectives and elevations with respect to architectural style, design and character. Notwithstanding the foregoing, changes and alterations to the exterior of the building that do not materially change the overall conceptual architectural style and character shall be permitted.

C. The principal building constructed on the Site may use a variety of building materials. The building materials used will be a combination of the following:

- Cast Stone
- FRP/GFRC
- Stucco (traditional cementatious)
- Stucco Textured Metal Panel
- Smooth Metal Panel
- Masonry (Brick and or CMU - integral color and/or ground face)
- Exposed Structural Steel (painted)
- Perforated Metal Panel Screening
- Aluminum Storefront windows and doors

6. SCREENING, LANDSCAPING AND BUFFERS

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

B. The Site shall comply with the tree preservation requirements of the Ordinance. Tree preservation areas may occur in the areas generally depicted on the Rezoning Plan; provided, however, that in accordance with the requirements of the Ordinance, the Applicant may mitigate any reduction of the amount of tree preservation areas by paying into the Town of Matthews Tree Canopy Fund in the manner and amount required by the Ordinance. The Applicant further shall mitigate any such reduction in the amount of tree preservation areas by revegetating the disturbed tree preservation area at a rate of 54 trees per acre.

C. The Applicant shall work with and obtain the approval of the Town Arborist regarding appropriate, non-invasive species for streetscape and interior plantings.

7. 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 by the Town of Matthews and/or the North Carolina Department of Transportation ("NCDOT").

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

C. The alignments of the internal drives and parking areas to be located on the Site are subject to any minor modifications or alterations required during the design development and construction permitting processes.

D. The Applicant shall be permitted to install a gate across the Site's access point located on Stevens Mill Road, and shall be permitted to control access to the same; provided, however, that said access point shall be available for ingress and egress during any event for which more than 200 guests are expected.

E. Streetscape improvements shall be installed along all road frontages in accordance with the requirements of the Ordinance.

F. The Applicant shall engage at least one off-duty police officer to direct traffic on Independence Commerce Drive, and at least one off-duty police officer to direct traffic at the Site's access point located on Stevens Mill Road, for any weekday event for which more than 200 guests are expected.

G. Subject to the approval of the Town of Matthews, the Applicant shall stripe a "no parking" area measuring 131 feet along the northwest side of Independence Commerce Drive, directly across from the lower entrance to the neighboring business park, in the location more generally depicted on the Rezoning Plan, and on-street parking shall not be permitted in that area.

H. Subject to the approval of the Town of Matthews, on-street parking shall not be permitted in the cul-de-sac at the terminus of Independence Commerce Drive.

8. CONSTRUCTION AND DEVELOPMENT OF THE SITE

A. The Applicant shall install a temporary construction access drive from Stevens Mill Road in the location more generally depicted on the Rezoning Plan (the "Temporary Construction Drive"), which temporary access drive may be used along with the other access points identified on the Rezoning Plan by the Applicant's construction and site development contractors ("Contractors") during construction and development of the Site. The Temporary Construction Drive shall be closed no later than ten days after the issuance of the certificate of occupancy for the principal building constructed on the Site.

B. Trucks bringing concrete to the Site during and for construction of the building pad for the principal building to be constructed on the Site shall use the Temporary Construction Drive and/or the Site's access point on Stevens Mill Road to access the Site.

C. Following the completion of site grading, but prior to installation of stone, ABC and/or crushed aggregate, all construction activities, including parking, stacking and staging, shall take place on the Site.

D. During construction and development of the Site, the Applicant shall instruct its Contractors to manage and direct traffic on Independence Commerce Drive as necessary to maintain access to and from Independence Commerce Drive to the neighboring business park. The Applicant further shall instruct its Contractors that they are prohibited from using the driveways into the neighboring business park for access or for turnaround.

E. Prior to commencement of construction and development of the Site, the Applicant and Town of Matthews shall document the then-existing condition of Independence Commerce Drive. Following completion of construction and development of the Site, the Town of Matthews shall inspect Independence Commerce Drive and determine whether the Applicant's Contractors have caused any damage to Independence Commerce Drive and, if any such damage has occurred, the Applicant agrees that it shall be responsible for repairing Independence Commerce Drive to the condition existing prior to commencement of construction and development of the Site.

F. Construction vehicles with metal tracks shall not be permitted to utilize public streets, but rather must be transported to the Site by trailer.

9. LIGHTING

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

10. SIGNS

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

11. STORM WATER

A. The development of the Site shall comply with Chapter 8 of the Ordinance.

12. TRASH REMOVAL

A. Trash and recycling service/pick-up may only occur between the hours of 7:00 A.M. and 7:00 P.M. Accordingly, trash and recycling service/pick-up may not occur prior to 7:00 A.M. or after 7:00 P.M.

13. 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.

North Carolina 811 www.nc811.org

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND UNION COUNTY PUBLIC WORKS.

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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

NOT FOR CONSTRUCTION

BAPS CLT MANDIR

2050 Independence Commerce Drive
Matthews NC, 28105

PLAN NORTH N TRUE NORTH N

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

DATE: 11/11/19	MPIC: CCB
DRAWN BY: LWH/NTV	CHECKED BY: CCB
PROJECT NUMBER: 00653.01	
SCALE: 1"=50'	

TITLE:
CONCEPTUAL SITE PLAN AND DEVELOPMENT STANDARDS

SHEET NO.:
RZ-1

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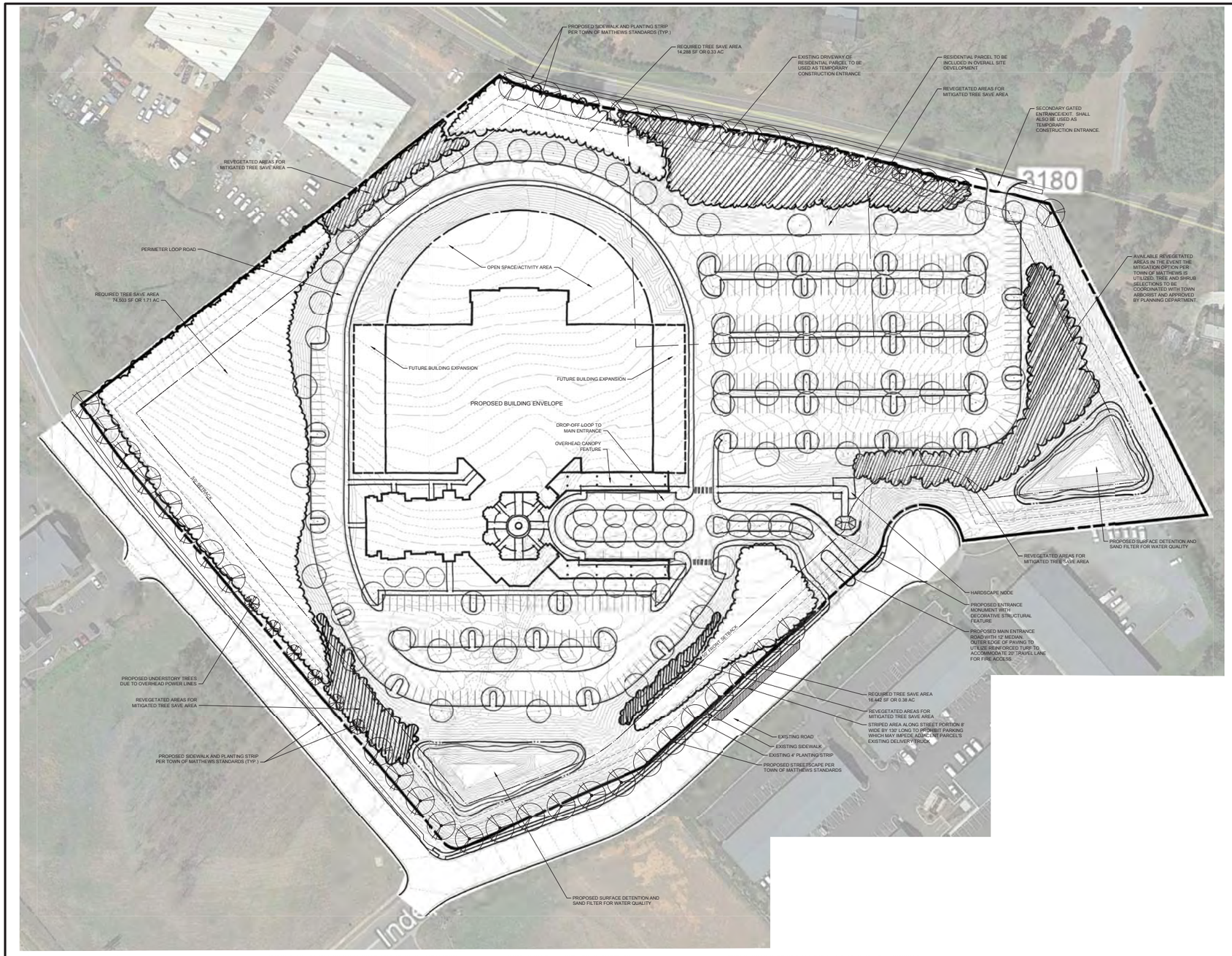
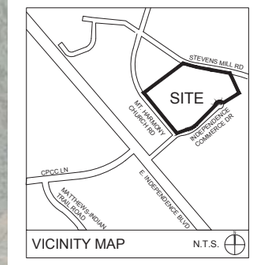
SUPERCEDED

2020-709
12/31/2020





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY DATED AUG. 28, 2018 PROVIDED BY R.B. PHARR & ASSOCIATES, P.A., 420 HAWTHORNE LANE, CHARLOTTE, NC 28204.

DEVELOPMENT SUMMARY:
PARCEL TAX ID: 215094O2 (13.61 AC)
215094O3 (1.02 AC)
215094O6 (1.33 AC)

TOTAL PARCEL AREA: 15.96 ACRES

EXISTING ZONING: B-D/B-H & R-15
EXISTING USE: WOODED, VACANT

PROPOSED ZONING: R/I (RESIDENTIAL / INSTITUTIONAL)
PROPOSED USES: RESIDENTIAL/ INSTITUTIONAL

PARKING REQUIRED: 325 PARKING SPACES (1 SPACE PER 40 SF OF FLOOR AREA WITH MOVEABLE SEATS IN LARGEST ASSEMBLY ROOM LARGEST ASSEMBLY ROOM AREA IS ±13,000 SQ. FT.)
PARKING PROVIDED: 411 PARKING SPACES

TREE SAVE AREA PROVIDED:
SITE AREA: 695,130 SF (15.96 AC)
PERMANENT DRAINAGE EASEMENTS: 12,940 SF
PROPOSED STORMWATER POND AREA: 28,190 SF
TEMPORARY SLOPE EASEMENT: 8,388 SF
ELECTRICAL UTILITY EASEMENT: 11,137 SF
REMAINING USEABLE AREA: 634,475 SF OR 14.57 ACRES

UNDISTURBED TREE CANOPY AREA REQUIRED (15%): 2.18 ACRES
UNDISTURBED TREE CANOPY AREA PROVIDED: +/- 2.18 ACRES (15%)

MITIGATED/REVEGETATED AREA AVAILABLE: +/- 1.00 ACRES

INTERNAL & PERIMETER TREE CANOPY AREAS PROVIDED:
(148) 1200 SF CANOPY LARGE MATURING TREES = 177,600 SF (SEE SECTION 155.606.7.A.3.b)
(10) 400 SF CANOPY SMALL MATURING TREES = 4,000 SF (SEE SECTION 155.606.7.A.3.c)
TOTAL SUPPLEMENTAL TREE CANOPY COVERAGE = 181,600 SF (4.16 ACRES=28.61%)

+/-2.18 AC TREE SAVE AREA + 3.48 AC CANOPY TREES = 6.34 ACRES (+/-43%) CANOPY COVERAGE

R/ I ZONING REQUIREMENTS: /14.57
MINIMUM LOT AREA: 2 ACRES
MINIMUM LOT WIDTH: 200'
MINIMUM LOT DEPTH: N/A

MINIMUM SETBACKS REQUIRED FOR R/ I:		MINIMUM SETBACKS PROVIDED:
FRONT SETBACK:	50'	50'
REAR YARD:	50'	50'
SIDE YARD:	50'	50'

LEGEND

SYMBOL

TREE SAVE AREA

POTENTIAL TREE MITIGATION/REPLANTING AREA

DEVELOPMENT STANDARDS

December 30, 2019

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by BAPS Charlotte, LLC (the "Applicant") for an approximately 17.325 acre site located along Independence Commerce Drive between Mt. Harmony Church Road and Stevens Mill Road in Matthews, North Carolina, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Nos. 2015-094-03, 215-094-02 and 215-094-06.

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C. The location and layout of the principal building to be constructed on the Site and the associated parking lots and drive aisles are conceptual in nature and may be altered or modified during design development and construction phases subject to the requirements of the Ordinance.

D. The parcels of land that comprise the Site may be recombined or further subdivided provided that any such recombination or subdivision meets the requirements of the Ordinance.

E. The development of the Site proposed under this Rezoning Plan shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements and other similar zoning standards shall not be required internally between improvements, uses and other site elements located on the Site, provided, however, that the development of the Site shall be required to meet any applicable setback, side yard, rear yard, buffer and building height separation requirements with respect to the exterior boundaries of the Site.

F. 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.

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A. The Site may only be devoted to a church and place of worship without size restrictions and to any incidental and accessory uses associated therewith that are allowed in the R/I zoning district including, without limitation, a cafeteria, classrooms, recreation facilities, fellowship/assembly areas and dormitories/residential accommodations for visiting priests.

3. MAXIMUM GROSS FLOOR AREA; PHASED DEVELOPMENT

A. The principal building to be constructed on the Site may contain a maximum of 90,000 square feet of gross floor area.

B. The principal building to be constructed on the Site may be built in multiple phases, at the Applicant's discretion, provided, however, that each phase shall be substantially similar in architectural style and character.

4. DIMENSIONAL STANDARDS

A. The development of the Site shall comply with the applicable dimensional standards of the R/I zoning district.

5. ARCHITECTURAL STANDARDS

A. The maximum height of the principal building to be constructed on the Site shall be 40 feet, provided, however, that any structures permitted under Section 155.601.8 of the Ordinance may exceed this height limit consistent with the provisions of the Ordinance.

B. Attached to the Rezoning Plan are a series of conceptual, architectural perspectives and elevations of the principal building to be constructed on the Site, intended to depict the general conceptual architectural style and character of the building. Accordingly, such building shall be designed and constructed so that it is substantially similar in appearance to the attached relevant conceptual, architectural perspectives and elevations with respect to architectural style, design and character. Notwithstanding the foregoing, changes and alterations to the exterior of the building that do not materially change the overall conceptual architectural style and character shall be permitted.

C. The principal building constructed on the Site may use a variety of building materials. The building materials used will be a combination of the following:

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- Stucco (traditional cementatious)
- Stucco Textured Metal Panel
- Smooth Metal Panel
- Masonry (Brick and or CMU - integral color and/or ground face)
- Exposed Structural Steel (painted)
- Perforated Metal Panel Screening
- Aluminum Storefront windows and doors

6. SCREENING, LANDSCAPING AND BUFFERS

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

B. The Site shall comply with the tree preservation requirements of the Ordinance. Tree preservation areas may occur in the areas generally depicted on the Rezoning Plan.

C. Notwithstanding the foregoing, in order to accommodate installation of the Temporary Construction Drive (defined below), the Applicant may (but shall not be required to) reduce the tree preservation area generally depicted on the Rezoning Plan in the location of the Temporary Construction Drive. In accordance with the requirements of the Ordinance, the Applicant shall mitigate any such reduction of tree preservation area by paying into the Town of Matthews Tree Canopy Fund in the manner and amount required by the Ordinance. The Applicant further shall mitigate any such reduction in the amount of tree preservation areas by revegetating the disturbed tree preservation area at a rate of 54 trees per acre.

D. The Applicant shall work with and obtain the approval of the Town Arborist regarding appropriate, non-invasive species for streetscape and interior plantings.

7. 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 by the Town of Matthews and/or the North Carolina Department of Transportation ("NCDOT").

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

C. The alignments of the internal drives and parking areas to be located on the Site are subject to any minor modifications or alterations required during the design development and construction permitting processes.

D. The Applicant shall be permitted to install a gate across the Site's access point located on Stevens Mill Road, and shall be permitted to control access to the same; provided, however, that said access point shall be available for ingress and egress during any event for which more than 200 guests are expected.

E. Streetscape improvements shall be installed along all road frontages in accordance with the requirements of the Ordinance.

F. The Applicant shall engage at least one off-duty police officer to direct traffic on Independence Commerce Drive, and at least one off-duty police officer to direct traffic at the Site's access point located on Stevens Mill Road, for any weekday event for which more than 200 guests are expected.

G. Subject to the approval of the Town of Matthews, the Applicant shall stripe a "no parking" area measuring 131 feet along the northwest side of Independence Commerce Drive, directly across from the lower entrance to the neighboring business park, in the location more generally depicted on the Rezoning Plan, and on-street parking shall not be permitted in that area.

H. Subject to the approval of the Town of Matthews, on-street parking shall not be permitted in the cul-de-sac at the terminus of Independence Commerce Drive.

8. CONSTRUCTION AND DEVELOPMENT OF THE SITE

A. The Applicant shall install a temporary construction access drive from Stevens Mill Road in the location more generally depicted on the Rezoning Plan (the "Temporary Construction Drive"), which temporary access drive may be used along with the other access points identified on the Rezoning Plan by the Applicant's construction and site development contractors ("Contractors") during construction and development of the Site. The Temporary Construction Drive shall be closed no later than ten days after the issuance of the certificate of occupancy for the principal building constructed on the Site.

B. Trucks bringing concrete to the Site during and for construction of the building pad for the principal building to be constructed on the Site shall use the Temporary Construction Drive and/or the Site's access point on Stevens Mill Road to access the Site.

C. Following the completion of site grading, but prior to installation of stone, ABC and/or crushed aggregate, all construction activities, including parking, stacking and staging, shall take place on the Site.

D. During construction and development of the Site, the Applicant shall instruct its Contractors to manage and direct traffic on Independence Commerce Drive as necessary to maintain access to and from Independence Commerce Drive to the neighboring business park. The Applicant further shall instruct its Contractors that they are prohibited from using the driveways into the neighboring business park for access or for turnaround.

E. Prior to commencement of construction and development of the Site, the Applicant and Town of Matthews shall document the then-existing condition of Independence Commerce Drive. Following completion of construction and development of the Site, the Town of Matthews shall inspect Independence Commerce Drive and determine whether the Applicant's Contractors have caused any damage to Independence Commerce Drive and, if any such damage has occurred, the Applicant agrees that it shall be responsible for repairing Independence Commerce Drive to the condition existing prior to commencement of construction and development of the Site.

F. Construction vehicles with metal tracks shall not be permitted to utilize public streets, but rather must be transported to the Site by trailer.

9. LIGHTING

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

10. SIGNS

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

11. STORM WATER

A. The development of the Site shall comply with Chapter 8 of the Ordinance.

12. TRASH REMOVAL

A. Trash and recycling service/pick-up may only occur between the hours of 7:00 A.M. and 7:00 P.M. Accordingly, trash and recycling service/pick-up may not occur prior to 7:00 A.M. or after 7:00 P.M.

13. 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.

North Carolina 811 Know what's below. Call before you dig.

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.

2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND UNION COUNTY PUBLIC WORKS.

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

landscape architecture | planning | civil engineering

REVISIONS

NO.	DATE	DESCRIPTION

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BLOC DESIGN PROFESSIONAL ENGINEER P-1007 C-390 NORTH CAROLINA

NOT FOR CONSTRUCTION

BAPS CLT MANDIR

2050 Independence Commerce Drive
Matthews NC, 28105

PLAN NORTH N
TRUE NORTH N

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

DATE: 12/30/19	MPC: CCB
DRAWN BY: LWH	CHECKED BY: CCB
PROJECT NUMBER: 00653.01	
SCALE: 1"=50'	

TITLE:
CONCEPTUAL SITE PLAN AND DEVELOPMENT STANDARDS

SHEET NO.:
RZ-1

1:1

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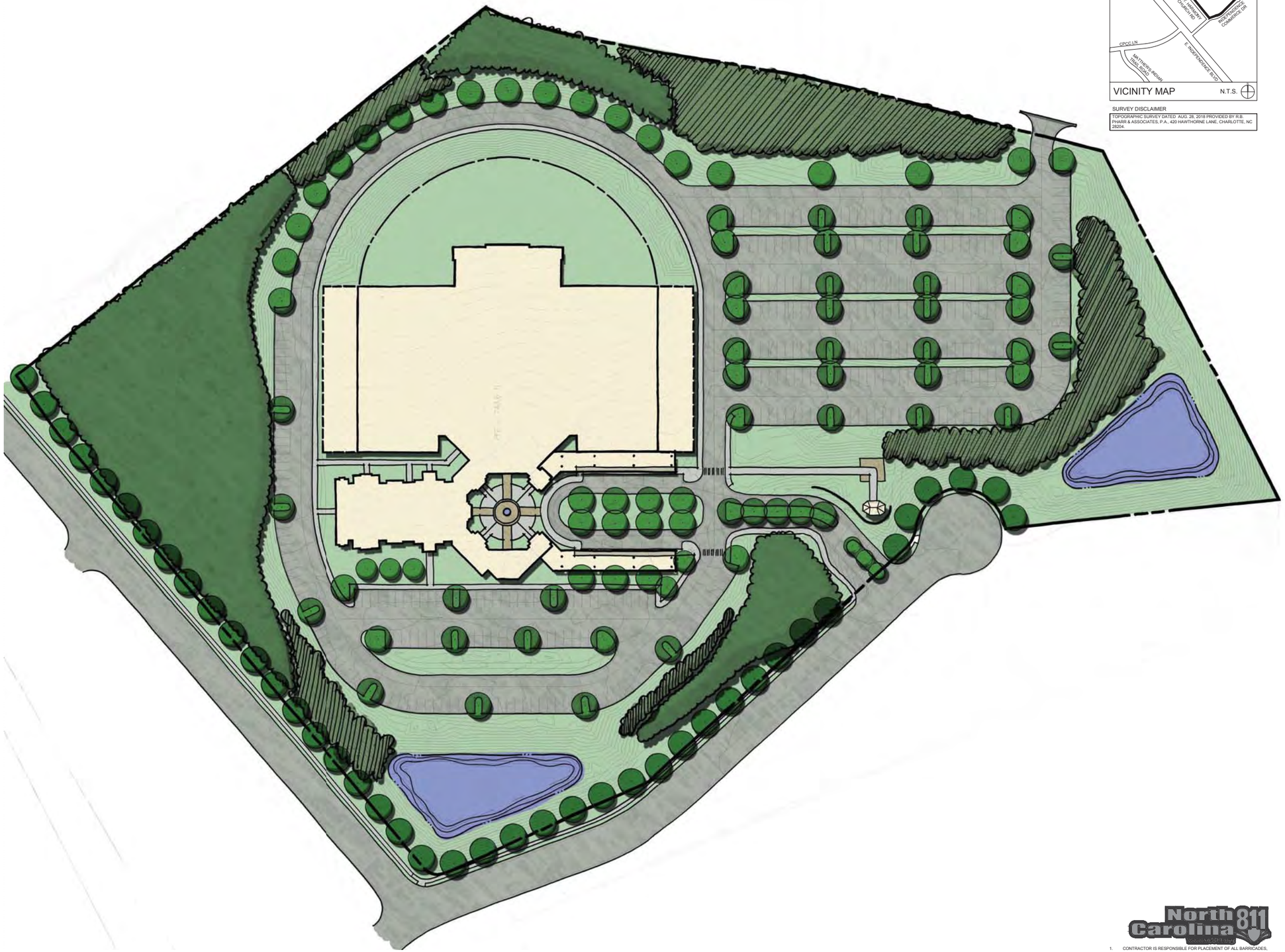
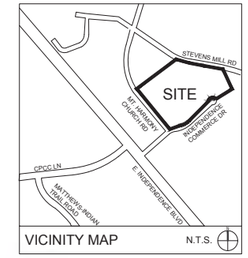
SUPERCEDED

2020-709
12/31/2020





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY DATED AUG. 28, 2018 PROVIDED BY R.B. PHARR & ASSOCIATES, P.A., 420 HAWTHORNE LANE, CHARLOTTE, NC 28204.

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2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND UNION COUNTY PUBLIC WORKS.

bloc

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landscape architecture | planning | civil engineering

REVISIONS

NO.	DATE	DESCRIPTION

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BLOC DESIGN PLLC
P-1007
C-390
NORTH CAROLINA

NOT FOR CONSTRUCTION

BAPS CLT MANDIR

2050 Independence Commerce Drive
Matthews NC, 28105

PLAN NORTH N

TRUE NORTH N

SCALE: 1"= 50'

0 25' 50' 100'

DATE: 12/30/19	MPIC: CCB
DRAWN BY: LWH	CHECKED BY: CCB
PROJECT NUMBER: 00653.01	
SCALE: 1"=50'	

TITLE:
ILLUSTRATIVE RENDERING

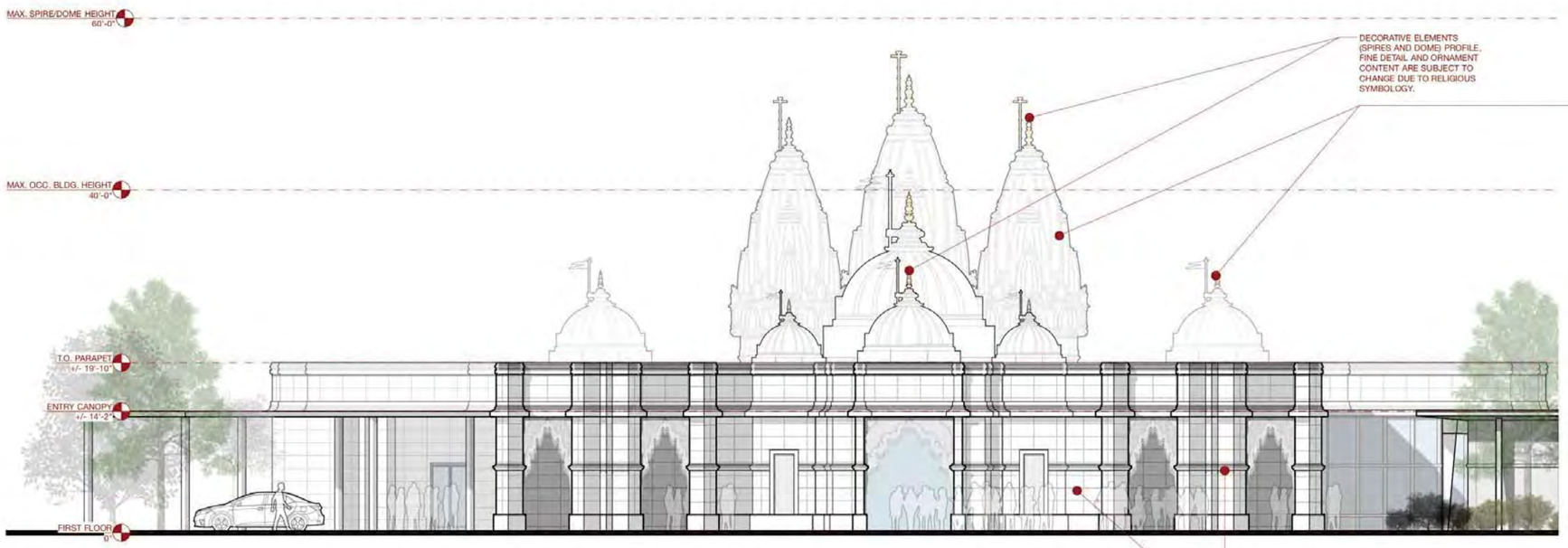
SHEET NO.:
RZ-2

1:1

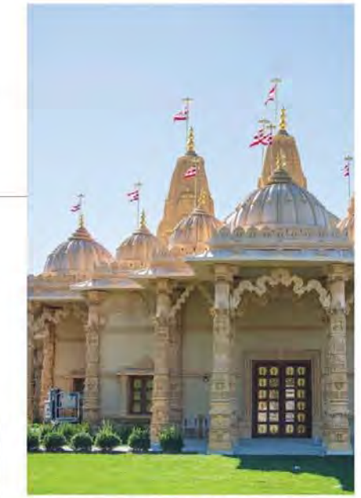
S:\Projects\00653 BAPS Charlotte\Plans\Production DWGs\Rezoning\2nd Rezoning\00653 - BAPS Charlotte - Rezoning Package (12311)v.dwg, 12/27/2019 1:27:43 PM, ccBrin brock, Bloc Design

BAPS Charlotte Mandir

2020-709
12/31/2020

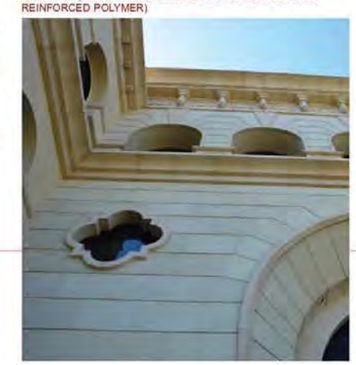


2 **Proposed Elevation, South - Mandir Entrance Detail**
Scale: 1/8" = 1'-0"



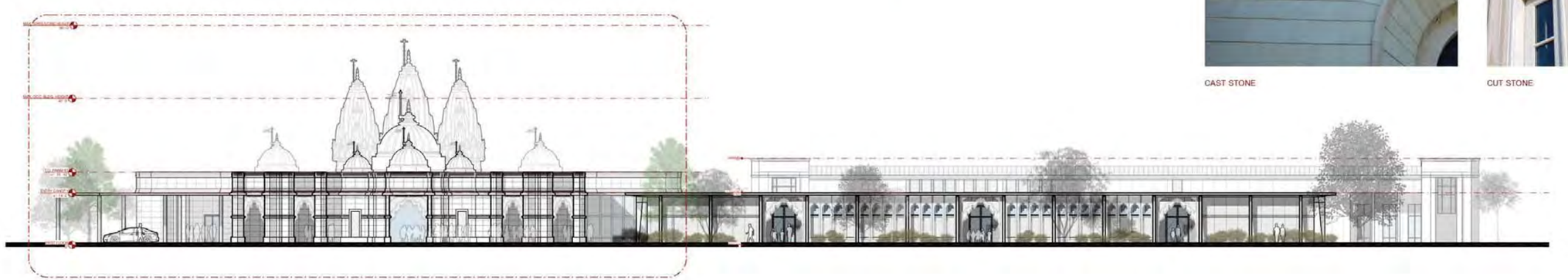
GFRC/FRP (GLASS FIBER REINFORCED CONCRETE/FIBER REINFORCED POLYMER)

GFRC/FRP/CAST STONE/CUT STONE COLOR PALETTE



CAST STONE

CUT STONE



1 **Proposed Elevation, South**
Scale: 1/16" = 1'-0"

0 4 8 12 16

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Charlotte NC 28204

704 405 5980
www.cluckdesign.com

Offices: CLT / NYC

2050 Independence Commerce Dr, Matthews, NC 28105

Project #: 19_109
Date: 12.30.2019

Exterior Elevations

South Elevation

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2 **Proposed Elevation, South - Classroom Niche Detail**
Scale: 1/4" = 1'-0"

STUCCO TEXTURE COATING ON ARCHITECTURAL PANEL

STUCCO TEXTURE COATING ON ARCHITECTURAL PANEL

ORNAMENTAL METAL SCREEN

CEMENTITIOUS STUCCO

1 **Proposed Elevation, South**
Scale: 1/16" = 1'-0"

0 4 8 12 16

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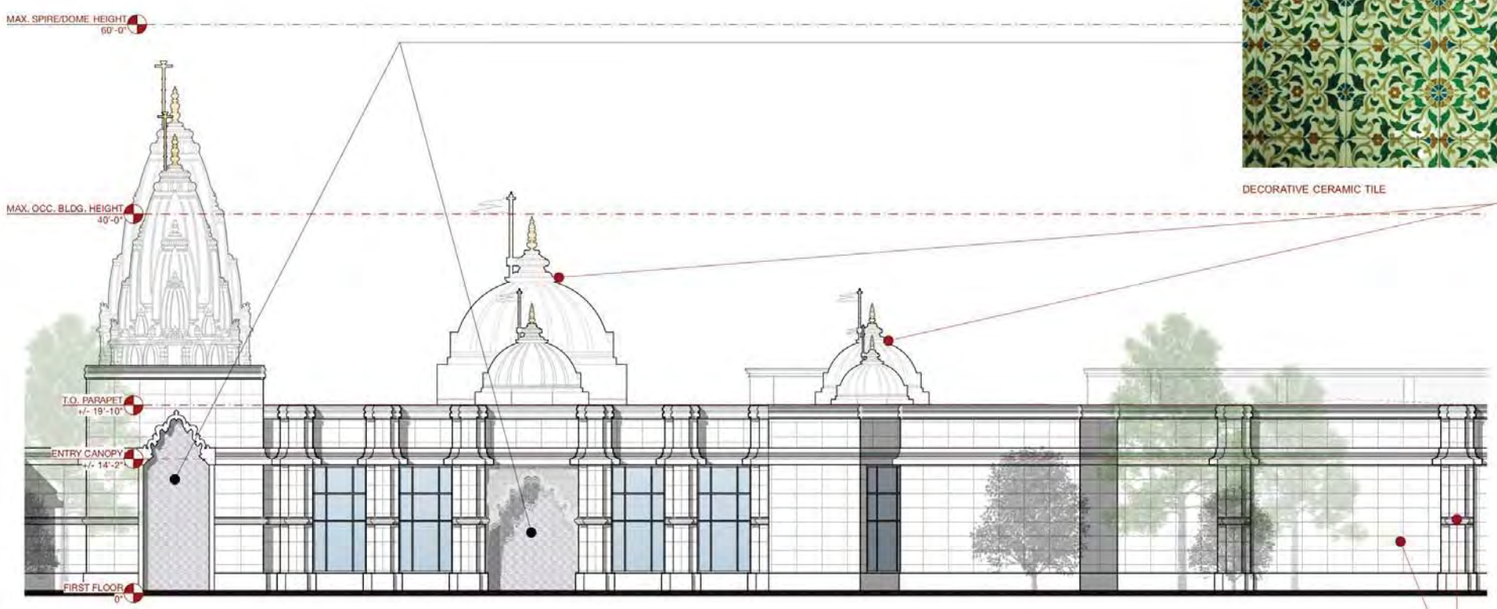
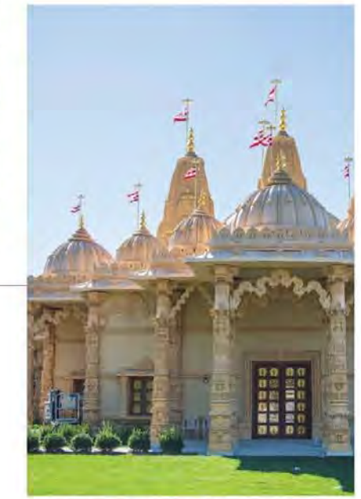


2 **Proposed Elevation, West - Mandir Detail**
Scale: 1/8" = 1'-0"

DECORATIVE CERAMIC TILE



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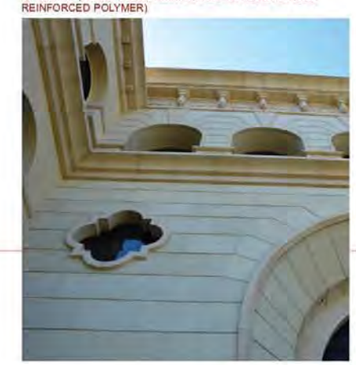

CAST STONE

CUT STONE

1 **Proposed Elevation, West**
Scale: 1/16" = 1'-0"

0 4 8 12 16

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Exterior Elevations

West Elevation

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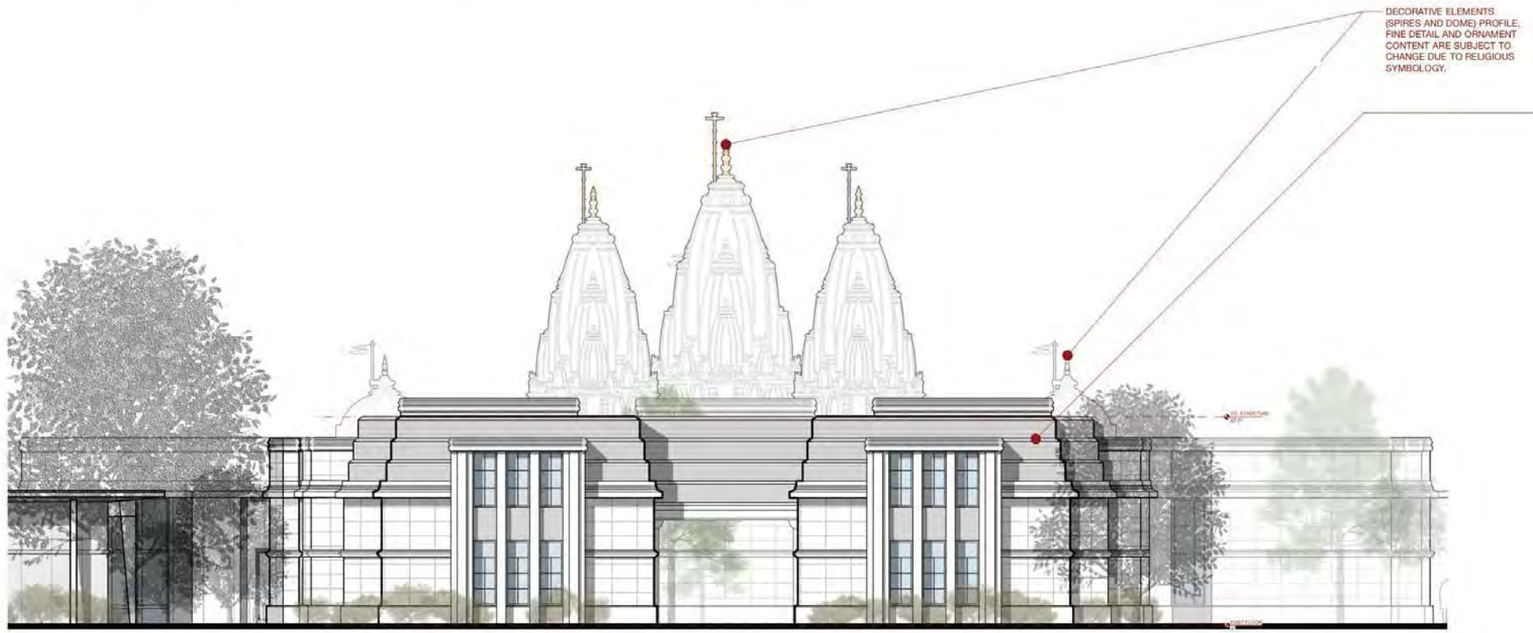
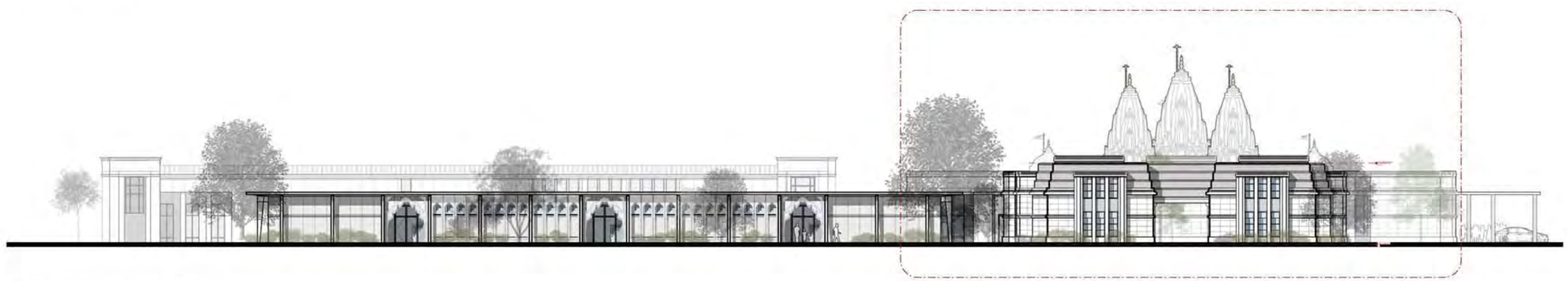


2 **Proposed Elevation, South - Mandir Entrance Detail**
Scale: 1/8" = 1'-0"

SLATE LOOK MANSARD ROOF

CAST STONE

CUT STONE



1 **Proposed Elevation, North**
Scale: 1/16" = 1'-0"

0 4 8 12 16

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Exterior Elevations

North Elevation

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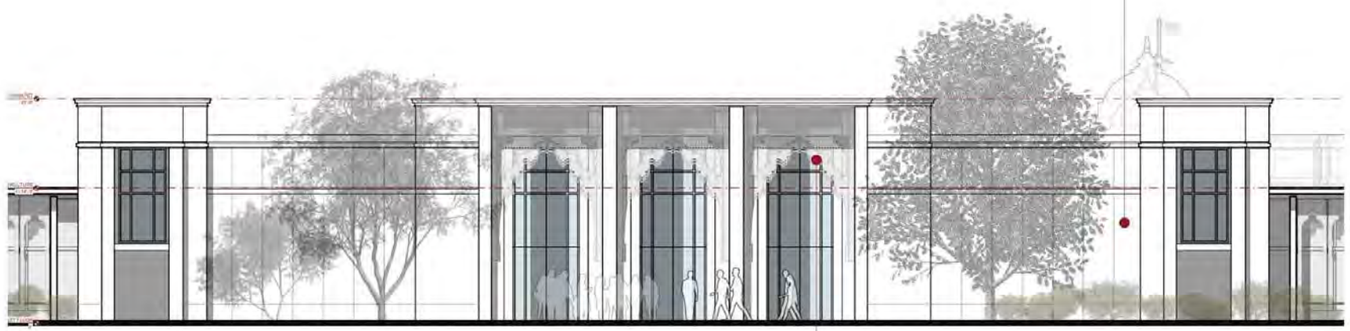
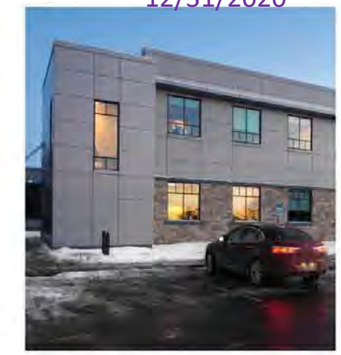


2 **Proposed Elevation, South - Mandir Entrance Detail**
Scale: 1/8" = 1'-0"

STUCCO TEXTURE COATING ON ARCHITECTURAL PANEL



STUCCO TEXTURE COATING ON ARCHITECTURAL PANEL

ORNAMENTAL METAL SCREEN

CEMENTITIOUS STUCCO

1 **Proposed Elevation, East**
Scale: 1/16" = 1'-0"

0 4 8 12 16

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Project #: 19_109
Date: 12.30.2019

Exterior Elevations

East Elevation

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NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. ELEVATIONS BASED ON N.G.S. MONUMENT "UNION HM79", ELEVATION = 695.37 FEET, NAVD 88.
7. BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE: SUBJECT PROPERTY ZONED: I-1(CD), B-D(CD), B-H(CD) & LI

ZONED PER MECKLENBURG COUNTY: I-1(CD), B-D(CD) & B-H(CD)

FOR FURTHER INFORMATION CONTACT THE TOWN OF MATTHEWS PLANNING DEPARTMENT AT 704-847-4411.

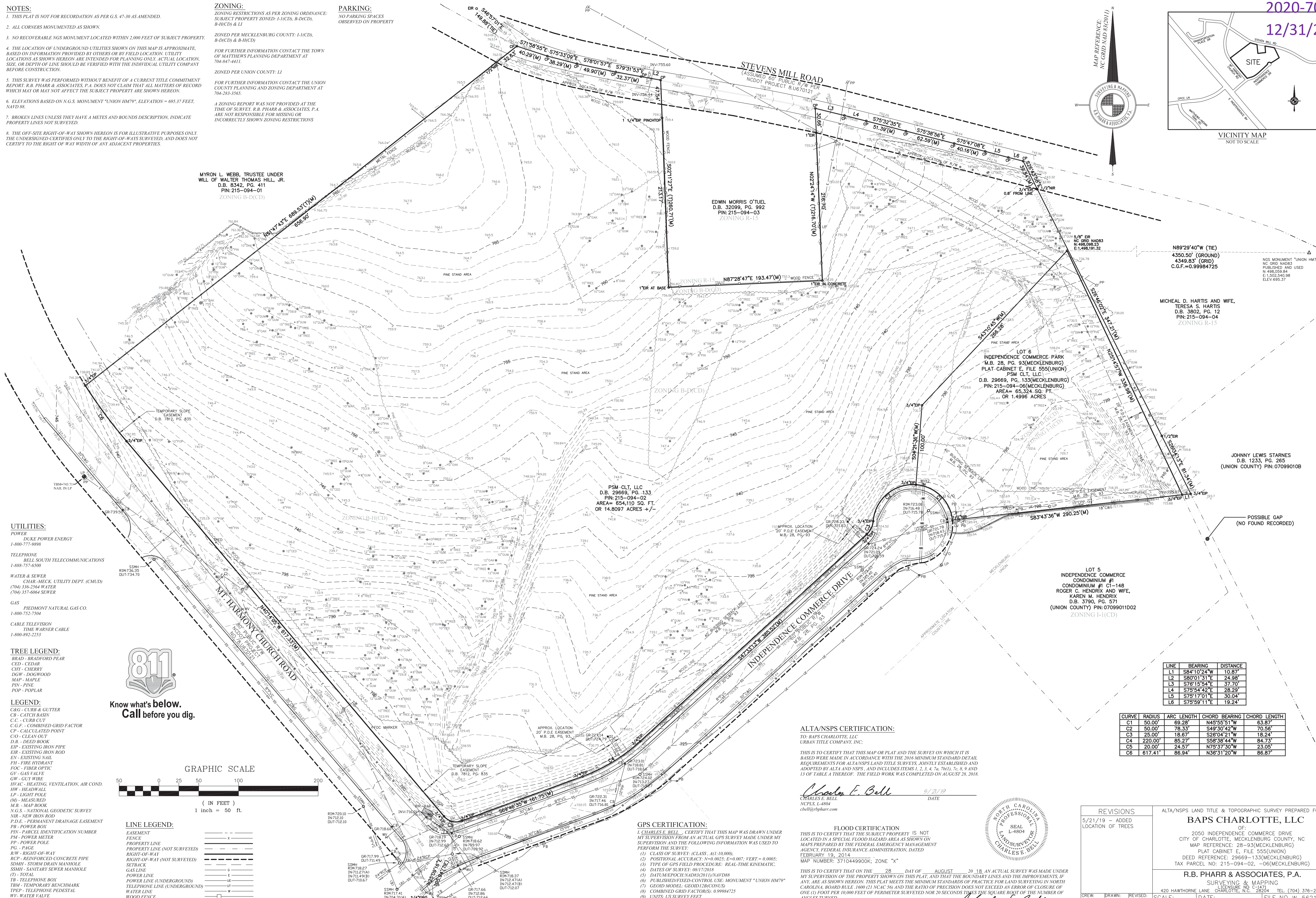
ZONED PER UNION COUNTY: LI

FOR FURTHER INFORMATION CONTACT THE UNION COUNTY PLANNING AND ZONING DEPARTMENT AT 704-283-3565.

A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF SURVEY. R.B. PHARR & ASSOCIATES, P.A. ARE NOT RESPONSIBLE FOR MISSING OR INCORRECTLY SHOWN ZONING RESTRICTIONS

PARKING:

NO PARKING SPACES OBSERVED ON PROPERTY



UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500

WATER & SEWER
CHAR.-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER

GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504

CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253

TREE LEGEND:

BRAD - BRADFORD PEAR
CED - CEDAR
CHY - CHERRY
DGW - DOGWOOD
MAP - MAPLE
PIN - PINE
POP - POPLAR

LEGEND:

C&G - CURB & GUTTER
CB - CATCH BASIN
C.C. - CURB CUT
C.G.F. - COMBINED GRID FACTOR
CP - CALCULATED POINT
C/O - CLEAN OUT
D.B. - DEED BOOK
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
FH - FIRE HYDRANT
FOC - FIBER OPTIC
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
HW - HEADWALL
LP - LIGHT POLE
(M) - MEASURED
M.B. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
P.D.E. - PERMANENT DRAINAGE EASEMENT
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
PG. - PAGE
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TBM - TEMPORARY BENCHMARK
TPEP - TELEPHONE PEDESTAL
WV- WATER VALVE

811
Know what's **below.**
Call before you dig.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LINE LEGEND:

EASEMENT
FENCE
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
TELEPHONE LINE (UNDERGROUND)
WATER LINE
WOOD FENCE

GPS CERTIFICATION:

I, CHARLES E. BELL , CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: (CLASS , A(1:10,000),
(2) POSITIONAL ACCURACY: N=0.0025; E=0.007; VERT.= 0.0005;
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC,
(4) DATES OF SURVEY: 08/17/2018
(5) DATUM/EPOCH:NAD83(2011)/NAVD88
(6) PUBLISHED/FIXED-CONTROL USE: MONUMENT " UNION HM79"
(7) GEOID MODEL: GEOID12B(CONUS)
(8) COMBINED GRID FACTOR(S): 0.99984725
(9) UNITS: US SURVEY FEET

ALTA/NSPS CERTIFICATION:

TO: BAPS CHARLOTTE, LLC
URBAN TITLE COMPANY, INC;

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, 7a, 7b(1), 7c, 8, 9 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 28, 2018.

Charles E. Bell 5/21/19
CHARLES E. BELL
NCPLS, L-4804
cbell@rbpharr.com
DATE

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014 .
MAP NUMBER: 3710449900K; ZONE "X"

THIS IS TO CERTIFY THAT ON THE 28 DAY OF AUGUST 20 18 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED Charles E. Bell

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-4804 CHARLES E. BELL

LINE	BEARING	DISTANCE
L1	S84°10'24"W	10.87'
L2	S80°01'31"E	24.98'
L3	S76°15'54"E	37.70'
L4	S75°54'42"E	28.29'
L5	S75°17'01"E	30.04'
L6	S75°59'11"E	19.24'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	69.28'	N45°55'51"W	63.87'
C2	50.00'	78.33'	S49°30'42"W	70.56'
C3	25.00'	18.67'	S26°04'21"W	18.24'
C4	220.00'	85.27'	S58°38'44"W	84.73'
C5	20.00'	24.57'	N75°37'30"W	23.05'
C6	617.41'	86.94'	N36°31'20"W	86.87'

REVISIONS
5/21/19 - ADDED LOCATION OF TREES

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY PREPARED FOR:
BAPS CHARLOTTE, LLC
OF:
2050 INDEPENDENCE COMMERCE DRIVE
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
MAP REFERENCE: 28-93(MECKLENBURG)
PLAT CABINET E, FILE 555(UNION)
DEED REFERENCE: 29669-133(MECKLENBURG)
TAX PARCEL NO: 215-094-02, -06(MECKLENBURG)

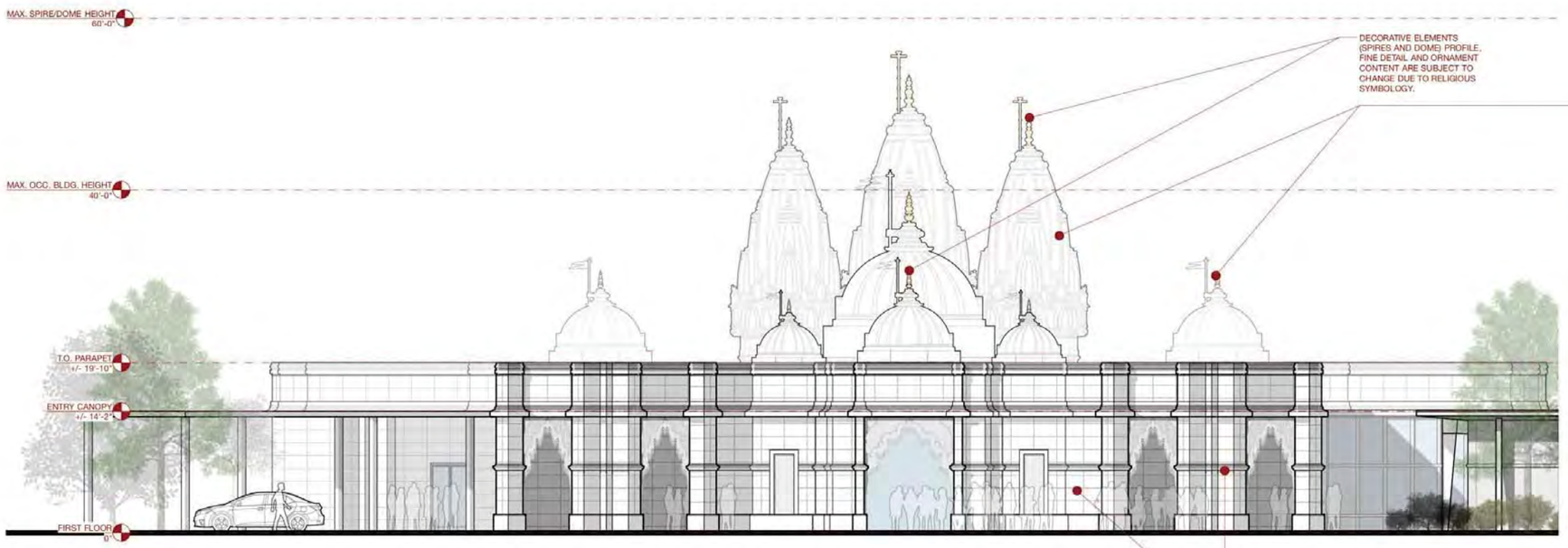
R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSURE NO: C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. W-5621
FC/GW	DJ	DJ	1" = 50'	AUG 28, 2018	JOB NO. 88915

PLOTTED: 9/10/2019
G:\88\9\88915\DWG\88915.DWG

BAPS Charlotte Mandir

CURRENT 2020-709
12/31/2020



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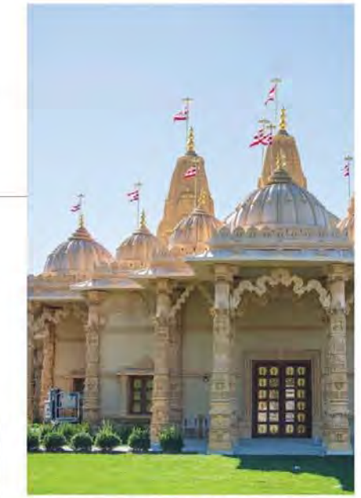
Scale: 1/8" = 1'-0"



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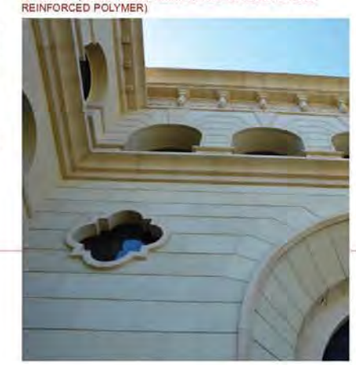
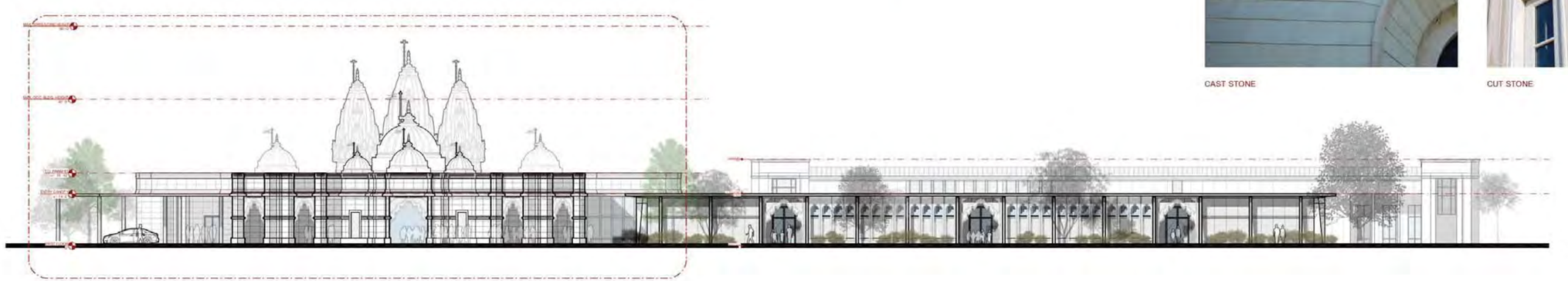


CAST STONE

CUT STONE



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Scale: 1/16" = 1'-0"

0 4 8 12 16

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South Elevation

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2 **Proposed Elevation, South - Classroom Niche Detail**
Scale: 1/4" = 1'-0"

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South Elevation

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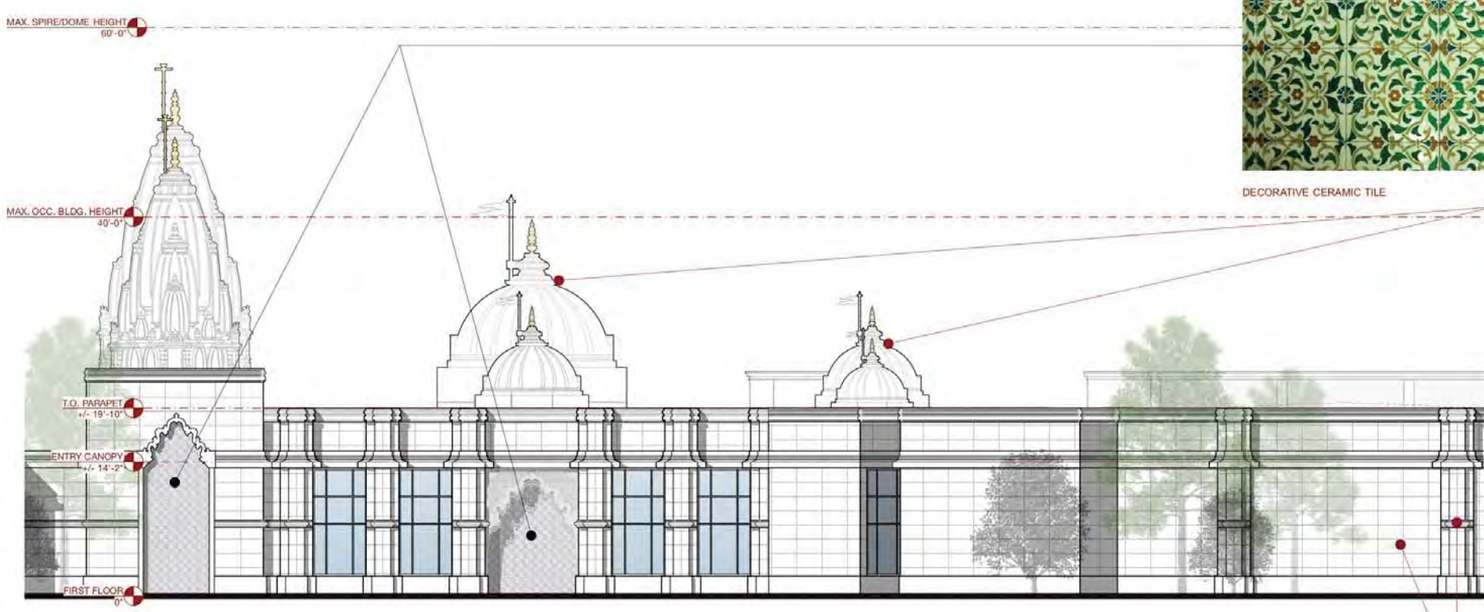

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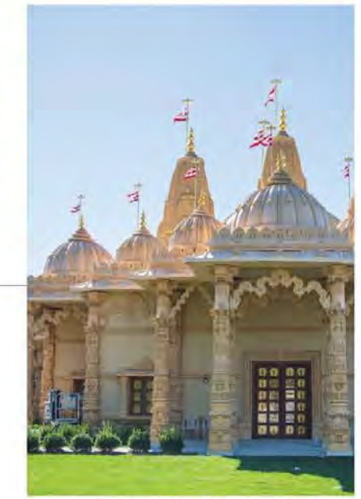
Scale: 1/8" = 1'-0"

DECORATIVE CERAMIC TILE



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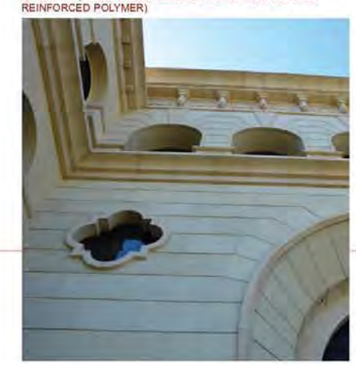

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CUT STONE

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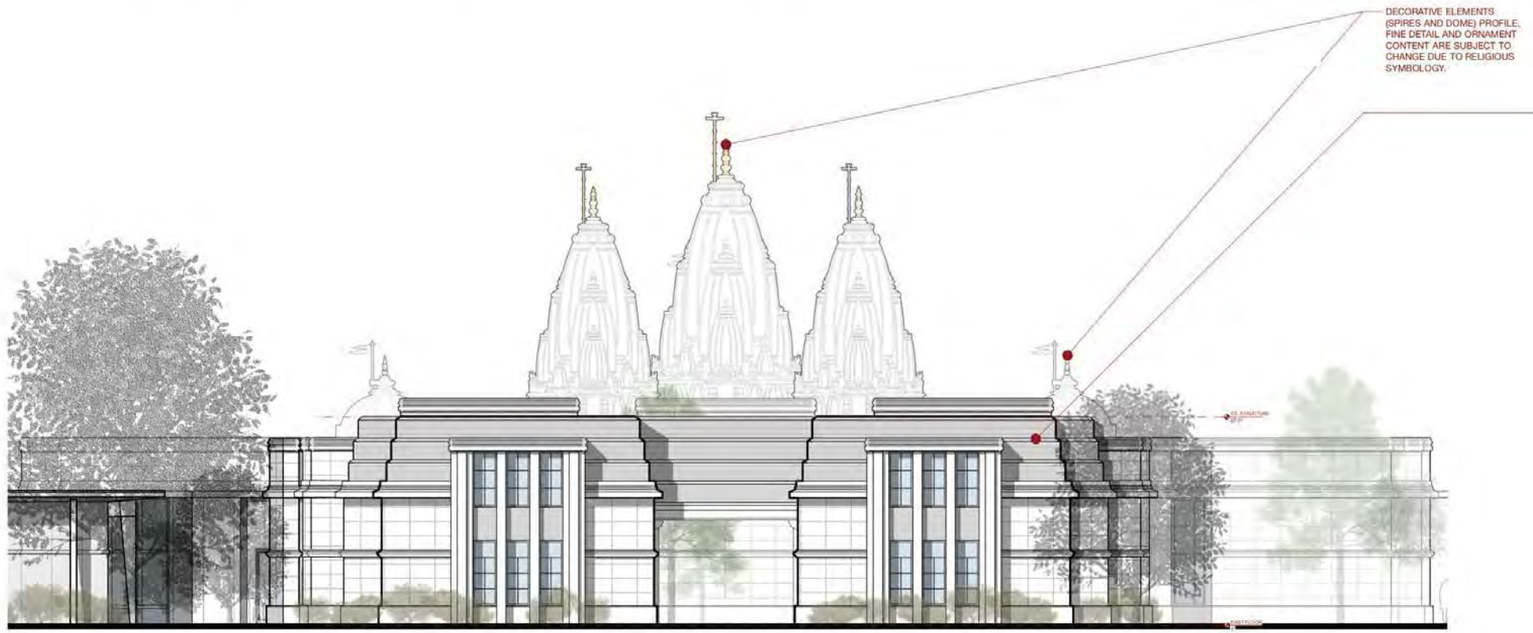

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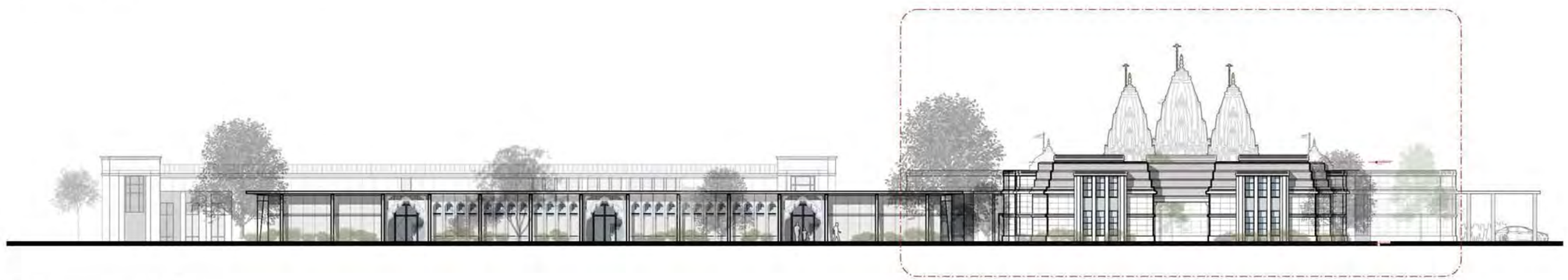
Scale: 1/8" = 1'-0"

SLATE LOOK MANSARD ROOF

CAST STONE

CUT STONE



1 **Proposed Elevation, North**
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0 4 8 12 16

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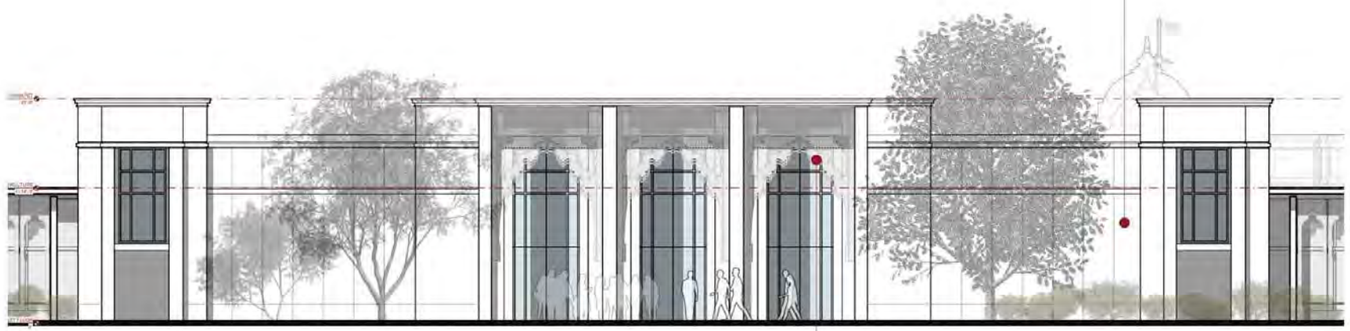
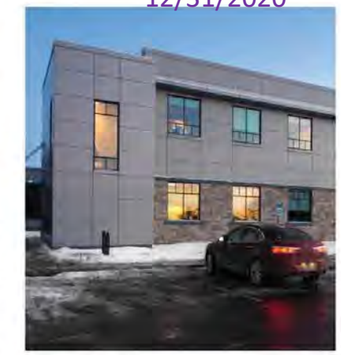


2 **Proposed Elevation, South - Mandir Entrance Detail**
Scale: 1/8" = 1'-0"

STUCCO TEXTURE COATING ON ARCHITECTURAL PANEL



STUCCO TEXTURE COATING ON ARCHITECTURAL PANEL

ORNAMENTAL METAL SCREEN

CEMENTITIOUS STUCCO

1 **Proposed Elevation, East**
Scale: 1/16" = 1'-0"

0 4 8 12 16

cluck DESIGN COLLABORATIVE

1530 Elizabeth Ave, Suite 200
Charlotte NC 28204

704 405 5980
www.cluckdesign.com

–

Offices: CLT / NYC

2050 Independence Commerce Dr, Matthews, NC 28105

Project #: 19_109
Date: 12.30.2019

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Exterior Elevations

East Elevation

CURRENT 2020-709
12/31/2020

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. ELEVATIONS BASED ON N.G.S. MONUMENT "UNION HM79". ELEVATION = 695.37 FEET, NAVD 88.
7. BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: I-1(CD), B-D(CD), B-H(CD) & LI

ZONED PER MECKLENBURG COUNTY: I-1(CD), B-D(CD) & B-H(CD)

FOR FURTHER INFORMATION CONTACT THE TOWN OF MATTHEWS PLANNING DEPARTMENT AT 704-847-4411.

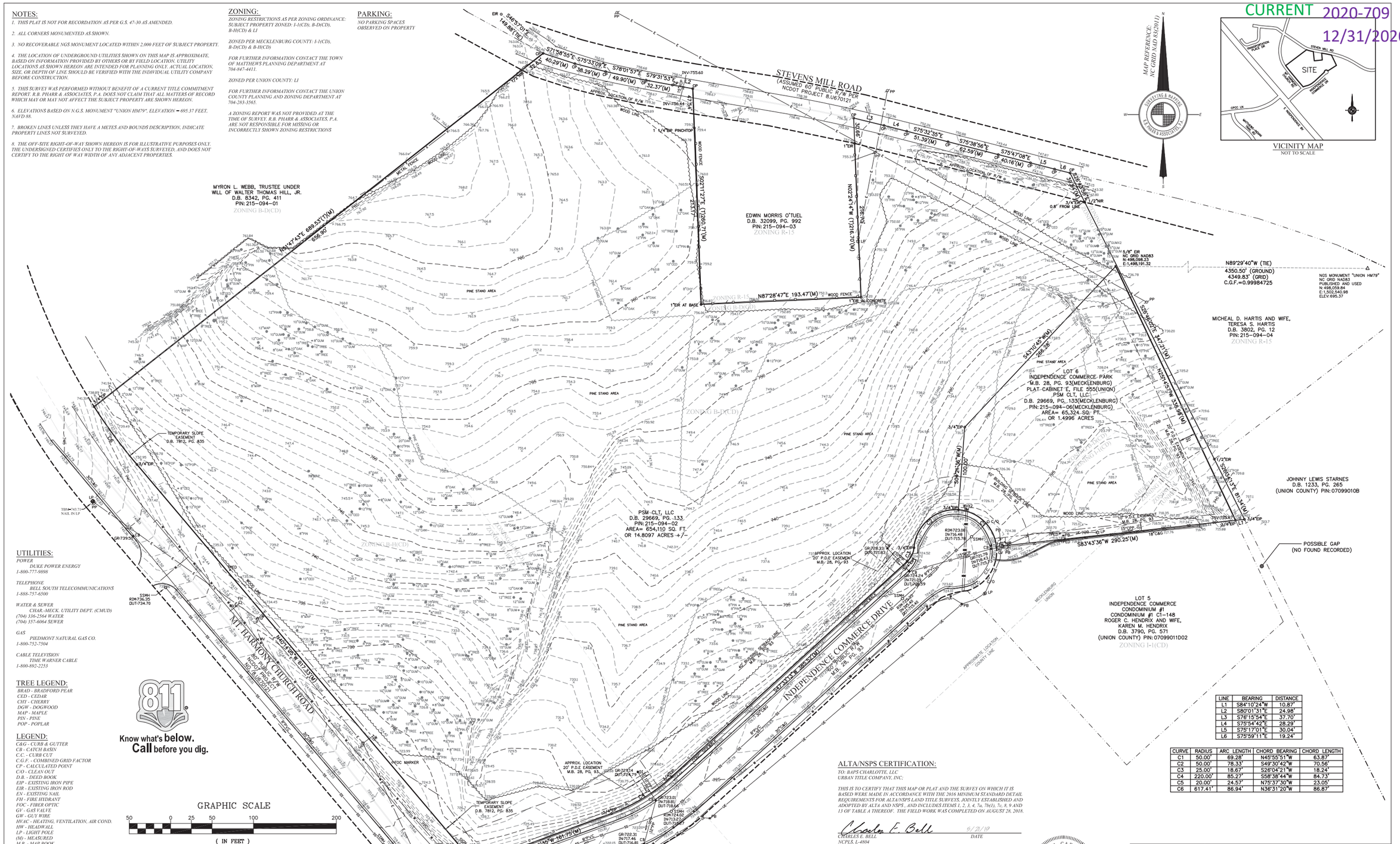
ZONED PER UNION COUNTY: LI

FOR FURTHER INFORMATION CONTACT THE UNION COUNTY PLANNING AND ZONING DEPARTMENT AT 704-283-3563.

A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF SURVEY. R.B. PHARR & ASSOCIATES, P.A. ARE NOT RESPONSIBLE FOR MISSING OR INCORRECTLY SHOWN ZONING RESTRICTIONS

PARKING:

NO PARKING SPACES OBSERVED ON PROPERTY



UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500

WATER & SEWER
CHAR.-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER

GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504

CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253

TREE LEGEND:

BRAD - BRADFORD PEAR
CED - CEDAR
CHY - CHERRY
DGW - DOGWOOD
MAP - MAPLE
PIN - PINE
POP - POPLAR

LEGEND:

C&G - CURB & GUTTER
CB - CATCH BASIN
C.C. - CURB CUT
C.G.F. - COMBINED GRID FACTOR
CP - CALCULATED POINT
CO - CLEAN OUT
D.B. - DEED BOOK
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
FH - FIRE HYDRANT
FOC - FIBER OPTIC
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
HW - HEADWALL
LP - LIGHT POLE
(M) - MEASURED
M.B. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
P.D.E. - PERMANENT DRAINAGE EASEMENT
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
PG. - PAGE
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TBM - TEMPORARY BENCHMARK
TPEP - TELEPHONE PEDESTAL
WV- WATER VALVE

Know what's below. Call before you dig.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LINE LEGEND:

EASEMENT
FENCE
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
TELEPHONE LINE (UNDERGROUND)
WATER LINE
WOOD FENCE

LINE	BEARING	DISTANCE
L1	S84°10'24"W	10.87'
L2	S80°01'31"E	24.98'
L3	S76°15'54"E	37.70'
L4	S75°54'42"E	28.29'
L5	S75°17'01"E	30.04'
L6	S75°59'11"E	19.24'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	69.28'	N45°55'51"W	63.87'
C2	50.00'	78.33'	S49°30'42"W	70.56'
C3	25.00'	18.67'	S26°04'21"W	18.24'
C4	220.00'	85.27'	S58°38'44"W	84.73'
C5	20.00'	24.57'	N75°37'30"W	23.05'
C6	617.41'	86.94'	N36°31'20"W	86.87'

ALTA/NSPS CERTIFICATION:

TO: BAPS CHARLOTTE, LLC
URBAN TITLE COMPANY, INC;

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, 7a, 7b(1), 7c, 8, 9 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS CONFIRMED ON AUGUST 28, 2018.

Charles E. Bell 5/21/19
CHARLES E. BELL DATE
NCPLS. L-4804
cbell@rbpharr.com

GPS CERTIFICATION:

I, CHARLES E. BELL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: (CLASS , A)(1:10,000).
(2) POSITIONAL ACCURACY: h=0.0025; E=0.007; VERT = 0.0005;
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC,
(4) DATES OF SURVEY: 08/17/2018
(5) DATUM/EPOCH:NAD83(2011)/NAVD88
(6) PUBLISHED/FIXED-CONTROL USE: MONUMENT " UNION HM79"
(7) GEOID MODEL: GEOID12B(CONUS)
(8) COMBINED GRID FACTOR(S): 0.99984725
(9) UNITS: US SURVEY FEET

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014
MAP NUMBER: 3710449900K; ZONE "X"

THIS IS TO CERTIFY THAT ON THE 28 DAY OF AUGUST 20 18 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED Charles E. Bell

NORTH CAROLINA PROFESSIONAL SEAL L-4804 LAND SURVEYOR CHARLES E. BELL

REVISIONS
5/21/19 – ADDED LOCATION OF TREES

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY PREPARED FOR:
BAPS CHARLOTTE, LLC
OF:
2050 INDEPENDENCE COMMERCE DRIVE
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
MAP REFERENCE: 28-93(MECKLENBURG)
PLAT CABINET E, FILE 555(UNION)
DEED REFERENCE: 29669-133(MECKLENBURG)
TAX PARCEL NO: 215-094-02, -06(MECKLENBURG)

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSURE NO. C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. W-5621
FC/GW	DJ	DJ	1" = 50'	AUG 28, 2018	JOB NO. 88915

PLOTTED: 9/10/2019
G:\88\9\88915\DWG\88915.DWG

COMMUNITY MEETING REPORT
Applicant: BAPS Charlotte, LLC
Rezoning Application No. 2020-709

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:

A representative of the Applicant mailed a written notice of the date, time and location of the Community Meeting to the persons listed on the attached Exhibit A by depositing such notice in the U.S. mail on January 21, 2020. A copy of the written notice is attached as Exhibit B.

Date, Time and Location of Meeting:

The Community Meeting was held on Tuesday, February 4, 2020 at 6:30 PM at the Country Inn & Suites by Radisson, 2001 Mt. Harmony Church Road, Matthews, North Carolina.

Persons in Attendance:

The Community Meeting was attended by (among others) those individuals identified on the sign-in sheet attached as Exhibit C. The Applicant's representatives at the Community Meeting were Nik Patel of BAPS Charlotte, LLC, Swikar Ghadia of Cluck Design, and Ty Shaffer of Robinson Bradshaw & Hinson, P.A.

Summary of Matters Discussed:

The meeting began with informal discussion between the Applicant's representatives and the attendees, nearly all of whom were at the August 2019 meeting on Rezoning Petition 2019-702.

Following that discussion, Mr. Shaffer formally opened the meeting. He reminded attendees that BAPS filed an application last year for rezoning of two currently undeveloped parcels located between Stevens Mill Road and Mt. Harmony Church Road, so that BAPS could relocate its Charlotte mandir (temple) to the site. In November 2019, the Town Board of Commissioners approved that rezoning application, and the two parcels were rezoned to the R/I (CD) zoning district. That request did not include the parcel along Stevens Mill Road that was owned, at the time, by Mr. O'Tuel.

BAPS had been in discussions with Mr. O'Tuel for some time about purchasing his property; however, it was not until mid-November 2019 (at the same time the Commissioners were approving rezoning application 2019-702) that BAPS entered into a contract with Mr. O'Tuel to purchase his property. That purchase closed near the end of November 2019.

BAPS filed another rezoning application that would enable it to incorporate the O'Tuel property into its overall plan for the site by doing two things: (1) amending the approved site plan for the parcels that were rezoned R/I (CD) in November 2019, and (2) changing the zoning of the

O'Tuel parcel from R-15 to R/I (CD). The site plan submitted with the application is for all three parcels, in a unified project.

Mr. Shaffer gave an overview of the current/approved site plan, including certain significant conditions that the Applicant agreed to incorporate into the approved rezoning plan (e.g., the temporary third construction entrance on Stevens Mill Road; keeping all construction parking, stacking and staging on site after grading; restricting concrete trucks to the entrances on Stevens Mill Road during paving and building pad work). He noted that all of the conditions requested by the Town and agreed to by BAPS in November 2019 are carried over to this site plan and will apply to the entire site.

Mr. Shaffer showed attendees the new site plan (i.e. the plan currently under consideration, which incorporates the O'Tuel property) and explained that adding the additional parcel does allow for some changes to the layout of the site, including: (1) moving the building envelope toward Stevens Mill Road; (2) redesigning the parking lots; (3) locating the temporary third access point for construction use to the driveway on the O'Tuel parcel; and (4) moving the permanent access drive onto Stevens Mill Road away from the building and toward the Union County line. Mr. Shaffer confirmed that the Stevens Mill Road access will be gated and utilized as secondary access on Sundays, for special events, and for deliveries and garbage trucks.

The meeting opened for questions and comments.

- A neighbor asked about plans for the O'Tuel property and the house, and expressed an interest in making sure that it is boarded and secured for safety reasons. She also asked if BAPS plan to demolish the home or allow it to be burned for fire training. Mr. Patel said that the Applicant plans to demolish the home during site clearance work.

- A neighbor asked for more information about buffers, planting areas, and site distances from her home. Mr. Shaffer said that the Applicant could get more information from Bloc Design (the Applicant's site designers) and that he will pass along that information.

- The same neighbor, who lives across Stevens Mill Road from the O'Tuel parcel, said that her family is concerned that their privacy and safety will be jeopardized by the presence of construction traffic, exposure to dust and noise, and other visibility concerns. Her husband added that work on the site and removal of the home on the O'Tuel parcel will change things for them, and that the old plan seemed to provide a larger buffer for them from the building BAPS propose for the property. They are concerned about direct exposure to US 74 upon site clearance. They also are concerned that the proposed trees in the revegetation areas will take some time to grow. Because of this, these neighbors have drafted a letter, which was provided to the Applicant's counsel, requesting installation of a privacy fence on their property along Stevens Mill Road for safety and privacy reasons. The Applicant said that it would review the letter and consider the request, and discuss with the engineers working on the project, as well. The neighbors asked about the possibility of incorporating a berm in the buffer area, to further reduce visibility. Mr. Ghadia noted that because of the grade differences, the site should sit below grade from their home, so he would expect some visual and sound buffer from

that. Mr. Ghadia reiterated the Applicant's commitment to discuss with the engineers and look into the neighbor's concerns.

- In response to a question about lighting, Mr. Shaffer confirmed that the Applicant has committed to complying with the Ordinance's requirements.

- In response to a question, Mr. Shaffer identified the areas on the site where the Applicant is proposing tree save, as well as areas identified for revegetation.

- An attendee asked about parking provided on the site and whether the Applicant believes there is a risk of overflow. Mr. Shaffer noted that this version of the plan (with the added parcel) accommodates 411 parking spaces, which exceeds the minimum of 325 spaces required by the Ordinance. It also exceeds the 389 spaces proposed on the current approved site plan. Mr. Patel explained that at the current location, when BAPS expect parking overflow, they lease satellite parking locations (e.g. other churches or schools) and shuttle attendees to the temple. However, Mr. Patel believes that the 411 spaces proposed will accommodate the parking required for normal worship schedules.

- In response to a question, Mr. Ghadia explained that the Applicant's preference is to preserve as many existing trees as possible to help meet the tree save obligations. Mr. Shaffer explained that the Applicant will not have a clear idea of whether particular trees outside of tree save locations can be preserved until its engineers plan the site work and construction process.

- In response to a question about timing and targeted completion date, Mr. Ghadia said that BAPS aim to break ground in mid-summer 2020, and that the construction process likely will take 18-24 months. The contractors will better be able to estimate timing once fully engaged on the project. Mr. Shaffer noted that because BAPS have an approved site plan they are entitled to build out, they already are beginning the permitting process for site work, and if this current application is approved, they will be able to incorporate that work into the plans they currently are developing. Mr. Ghadia explained that the process will begin with site work and grading, following by building construction, and that the timelines will differ.

- A neighbor expressed concern about mud and runoff from the site onto Stevens Mill Road. Another attendee noted that he believes the side ditches along the road actually will protect against that, and should help to collect runoff. Mr. Ghadia also noted that various code requirements will apply during the construction period.

- Mr. Ghadia noted, in response to a question, that adding the O'Tuel parcel and moving the site improvements mitigates the need for extensive retaining walls.

Before adjourning the meeting, Mr. Shaffer provided the schedule of events relating to this rezoning application (all meetings held at Matthews Town Hall):

- Public Hearing: Monday, March 9, 2020 at 7:00 PM
- Planning Board: Tuesday, March 24, 2020 at 7:00 PM
- Town Commissioners' Decision: Monday, April 13, 2020 at 7:00 PM

* * *

Changes made to the Rezoning Application as a result of the Community Meeting as of the date of this report: None at this time.

* * *

Respectfully submitted, this 7 day of February, 2020.

Ty Shaffer, Robinson Bradshaw & Hinson, P.A.
Agent for Applicant

cc: Jay Camp, Matthews Planning Department (via e-mail)

12824887

200' adjacent land owner listing

Mecklenburg County

Parcel No. 21509410

Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 21509411

Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 21509405

PTM Holdings 2 LLC
1070 Shoreline Drive
Stanley, NC 28164

Parcel No. 21509217

Four Whell Investors LLC
6811 Honors Court
Charlotte, NC 28210

Parcel No. 21509221

Sunshine Hotels & Investments LLC
2001 Mount Harmony Church Road
Matthews, NC 28105

Parcel No. 21509211

Grady Reid Hill
Walter Dean Hill
2403 Medlin Road
Monroe, NC 28112

Parcel No. 21509207

W T & Annie W. Hill Family Limited Partnership
2403 Medlin Road
Monroe, NC 28112

EXHIBIT
A

Parcel No. 21509401

W T & Annie W. Hill Family Limited Partnership
2403 Medlin Road
Monroe, NC 28112

Parcel No. 21512107

Team Church
2301 Stevens Mill Road
Matthews, NC 28104

Parcel No. 21512152

Dept of Transportation
206 Charter Street
Albemarle, NC 28001

Parcel No. 21512108

Kenneth P. Hoover
Gina S. Hoover
2417 Stevens Mill Road
Matthews, NC 28105

Parcel No. 21512112

Angelia Michelle Hartis
Thomas Keith Hartis
2501 Stevens Mill Road
Matthews, NC 28104

Parcel No. 21512109

2533 Stevens Mill Road LLC
2100 Crescent Ave, Suite 200
Charlotte, NC 28207

Parcel No. 21509404

Michael D. Hartis
Teresa S. Hartis
2524 Stevens Mill Road
Matthews, NC 28105

Parcel No. 21509412

Weeks Realty of Carolinas LLC
7018 Camrose Crossing Lane
Matthews, NC 28104

Parcel No. 21509413

Weeks Realty of Carolinas LLC
7018 Camrose Crossing Lane
Matthews, NC 28104

Parcel No. 21509414

Plantation Carolina LLLP
2442 Bain Farm Road
Charlotte, NC 28227-4530

Parcel No. 21509415

Plantation Carolina LLLP
2442 Bain Farm Road
Charlotte, NC 28227-4530

Parcel No. 21509416

MSH Investments LLC
8218 Glamorgan Lane
Matthews, NC 28104

Parcel No. 21509417

MSH Investments LLC
8218 Glamorgan Lane
Matthews, NC 28104

Parcel No. 21509418

ESSA Properties LLC
c/o Denise Jackson &
Martin Schepers
17 Remington Road
Ormond Beach, FL 32174

Parcel No. 21509419

H&J Properties of Union County LLC
1129 Flowe Drive
Matthews, NC 28104

Parcel No. 21509420

Plantation South Construction Co
c/o Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 21509421

Plantation South Construction Co
c/o Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 21509422

Plantation South Construction Co
c/o Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 21509423

HMS Consulting and Technologies LLC
2020 Independence Commerce Drive, Suite E & F
Matthews, NC 28105

Parcel No. 21509424

HMS Consulting and Technologies LLC
2020 Independence Commerce Drive, Suite E & F
Matthews, NC 28105
Parcel No. 21509425

HMS Consulting and Technologies LLC
PO Box 2749
Matthews, NC 28106

Union County

Parcel No. 07102033 80

McGee Corporation
PO Box 1375
Matthews, NC 28106

Parcel No. 07102033B

RM Matthews LLC
2722 Chamber Drive
Monroe, NC 28110

Parcel No. 07102033E

Plantation Carolina LLLP
2442 Bain Farm Road
Mint Hill, NC 28227

Parcel No. 07102033C80

PTM Holdings 2 LLC
1070 Shoreline Drive
Stanley, NC 28164

Parcel No. 07102033C90

PTM Holdings 2 LLC
1070 Shoreline Drive
Stanley, NC 28164

Parcel No. 07099011

Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227
Parcel No. 07099011A

Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 07102033 90

McGee Corporation
PO Box 1375
Matthews, NC 28106

Parcel No. 07099010B

Johnny Lewis Starnes
2801 Stevens Mill Road
Matthews, NC 28104

Parcel No. 07099011D01

Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 07099011D02

Roger C. Hendrix
Karen M. Hendrix
8835 Ira Flowe Road
Charlotte, NC 28227

Parcel No. 07099011D03

Roger C. Hendrix
Karen M. Hendrix
8835 Ira Flowe Road
Charlotte, NC 28227

Parcel No. 07099011D04

Gail K. Hamilton
2040 Independence Commerce Drive Suite C
Matthews, NC 28105

Parcel No. 07099011D05

Viscount Holdings LLC
PO Box 1439
Matthews, NC 28106

Parcel No. 07099011D06

Viscount Holdings LLC
PO Box 1439
Matthews, NC 28106

Parcel No. 07099011C01

Plantation Carolina, L.L.L.P.
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 07099011B

Plantation Carolina, L.L.L.P.
2442 Bain Farm Road
Mint Hill, NC 28227

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting – **Rezoning Application No. 2020-709** filed by BAPS Charlotte, LLC to request (1) the rezoning of a parcel located at 2416 Stevens Mill Road (Tax Parcel No. 215-094-03) and (2) a change in conditions for two parcels located at 2021 Independence Commerce Drive (Tax Parcel No. 215-094-02) and at 2050 Independence Commerce Drive (Tax Parcel No. 215-094-06)

Date and Time of Meeting: Tuesday, February 4, 2020 at 6:30 p.m.

Place of Meeting: Country Inn & Suites by Radisson
2001 Mt. Harmony Church Road
Matthews, NC 28104

We are assisting BAPS Charlotte, LLC (the "Applicant") in connection with a Rezoning Application it has filed with the Town of Matthews requesting (1) the rezoning of a parcel located at 2416 Stevens Mill Road (Tax Parcel No. 215-094-02) from the R-15 zoning district to the R/I (CD) zoning district, and (2) a change in conditions to the approved R/I (CD) zoning plan (2019-702) for two parcels located at 2021 Independence Commerce Drive (Tax Parcel No. 215-094-02) and at 2050 Independence Commerce Drive (Tax Parcel No. 215-094-06). The purpose of the request is to incorporate the property at 2416 Stevens Mill Road into the Applicant's previously approved rezoning application to accommodate a church and place of worship on the site, along with incidental and accessory uses relating thereto.

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 and Union 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 Application on Tuesday, February 4, 2020 at 6:30 p.m. at the Country Inn & Suites located at 2001 Mt. Harmony Church 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 contact Ty Shaffer by phone at (704) 377-8142 or by email at tshaffer@robinsonbradshaw.com.

Robinson, Bradshaw & Hinson, P.A.

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

Date Mailed: January 21, 2020

EXHIBIT
B

12766606

Community Meeting Sign-in-Sheet

BAPS Charlotte, LLC (Applicant) – Rezoning Application No. 2020-709

Country Inn & Suites by Radisson, 2001 Mt. Harmony Church Road, Matthews, NC 28104

Tuesday, February 4, 2020 at 6:30 P.M.

	NAME	ADDRESS	TELEPHONE	E-MAIL ADDRESS
1.	Ken + Gina Hoover	2417 Stevens Mill Rd Matthews	704-574-2422	gyhoover@hotmail.com
2.	AMBRISH + ANIL PATEL	2001 Mt. Harmony Church Rd Matthews, NC 28104	(315) 491-1087	denorohotels@gmail.com
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

EXHIBIT C

2020-709
1/22/2020

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting – **Rezoning Application No. 2020-709** filed by BAPS Charlotte, LLC to request (1) the rezoning of a parcel located at 2416 Stevens Mill Road (Tax Parcel No. 215-094-03) and (2) a change in conditions for two parcels located at 2021 Independence Commerce Drive (Tax Parcel No. 215-094-02) and at 2050 Independence Commerce Drive (Tax Parcel No. 215-094-06)

Date and Time of Meeting: Tuesday, February 4, 2020 at 6:30 p.m.

Place of Meeting: Country Inn & Suites by Radisson
2001 Mt. Harmony Church Road
Matthews, NC 28104

We are assisting BAPS Charlotte, LLC (the "Applicant") in connection with a Rezoning Application it has filed with the Town of Matthews requesting (1) the rezoning of a parcel located at 2416 Stevens Mill Road (Tax Parcel No. 215-094-02) from the R-15 zoning district to the R/I (CD) zoning district, and (2) a change in conditions to the approved R/I (CD) zoning plan (2019-702) for two parcels located at 2021 Independence Commerce Drive (Tax Parcel No. 215-094-02) and at 2050 Independence Commerce Drive (Tax Parcel No. 215-094-06). The purpose of the request is to incorporate the property at 2416 Stevens Mill Road into the Applicant's previously approved rezoning application to accommodate a church and place of worship on the site, along with incidental and accessory uses relating thereto.

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 and Union 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 Application on Tuesday, February 4, 2020 at 6:30 p.m. at the Country Inn & Suites located at 2001 Mt. Harmony Church 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 contact Ty Shaffer by phone at (704) 377-8142 or by email at tshaffer@robinsonbradshaw.com.

Robinson, Bradshaw & Hinson, P.A.

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

Date Mailed: January 21, 2020

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

Agenda Item: Acceptance of BAPS Rezoning Application

TO: Mayor and Board of Commissioners

FROM: Jay Camp, Planning Director

DATE: January 8, 2020

Background/Issue

I'm sure you all may be curious as to why BAPS is submitting a rezoning request so soon after approval of their zoning plan in November. During the rezoning, it was stated that the organization wished to acquire the 1-acre parcel at 2416 Stevens Mill and incorporate it into the site. Around the time of the zoning approval, the owner agreed to sell the property and it has since been transferred to BAPS Charlotte, LLC. The rezoning request seeks to change the zoning of the 1-acre parcel from R-15 to R/I (CD) and to change the zoning conditions on the existing R/I property.

Proposal/Solution

The application was submitted in a complete manner prior to the filing deadline and should be accepted as a new rezoning petition.

Financial Impact

None

Related Town Goal

Quality of Life and Economic Development/Land Use Planning

Recommended Action
Accept Rezoning Application 2020-709 and set Public Hearing date for March 9, 2020.

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

PLANNING BOARD REPORT
ON THEIR MEETING OF
FEBRUARY 25, 2020

FOR TOWN BOARD ACTION:

I. TEXT AMENDMENT APPLICATION 2019-705 – APC Towers, LLC - Request to modify maximum stealth tower height in the Industrial District when adjacent to residential zoning

There had been no changes since the Public Hearing. The Board recommended approval in a vote of six to one as the request was found to be consistent with the Matthews Land Use Plan as it allows for the integration of a stealth communication tower on any industrially zoned site that will be a service to the community. The request was found to be reasonable because there are limited locations where a stealth tower can currently be located within the Town of Matthews and will require colocation of additional antennae.

II. ZONING APPLICATION 2019-708 – Couchell Family Properties, 2447 East John Street – I-1 (CD) Change of Conditions to allow for the placement of a stealth cell tower.

There were no updates to the site plan or zoning request since the Public Hearing. The members of Planning Board recommended in a vote of six to one to recommend approval of the change of condition finding the request consistent with the Matthews Land Use Plan because it allows for a stealth communication tower on any industrially zoned site that will be a service to the neighboring properties. It is reasonable because the property is underdeveloped and is at the back of property away from the public realm.

III. REQUEST FOR REAPPLICATION: Home Depot, 1837 Matthews Township Parkway

The Planning Board recommend approval of the waiver for the one year resubmittal period for Home Depot in a vote of six to one and requested the submittal be filed in the next 30 to 60 days.

MINUTES
PLANNING BOARD
TUESDAY, FEBRUARY 25, 2020
7:00 PM
HOOD ROOM, MATTHEWS TOWN HALL

PRESENT: Chairman David Wieser; Vice-Chairman Kerry Lamson; Members Mike Foster, Natasha Edwards, Jana Reeve, and Mike Rowan; Alternate Member Jonathan Clayton; Acting Town Attorney Craig Buie; Senior Planner Mary Jo Gollnitz; Senior Administrative Specialist/Deputy Town Clerk Shana Robertson.

ABSENT: Alternate Member Scott Query; Youth Voice Matheus Sadovsky.

CALL TO ORDER

Chairman David Wieser called the meeting to order at 7:00 pm.

Natasha Edwards motioned to appoint Alternate Member Jonathan Clayton as a voting member for the February 25, 2020 Planning Board meeting. The motion was seconded by Mike Foster and unanimously approved

APPROVAL OF THE MINUTES

Mike Rowan motioned to approve the minutes from the January 28, 2020 Planning Board meeting as presented. Jonathan Clayton seconded the motioned and it was unanimously approved.

TEXT AMENDMENT APPLICATION 2019-705 – APC Towers, LLC - Request to increase maximum stealth tower height in the Industrial District when adjacent to residential zoning

Senior Planner Mary Jo Gollnitz said that there had been no updates since the Public Hearing to report. Ms. Gollnitz reviewed the request to increase the height of stealth towers in the I-1 (Light Industrial) use districts that are adjacent to residential zoned areas. The applicant was requesting an increase in height from 80 feet to 120 feet. Ms. Gollnitz said that this was for a stealth tower application. Stealth towers were defined as a hidden tower or a type of tree structure. Ms. Gollnitz reminded the Planning Board members that this was one of two applications that the applicant had submitted. The first being the text amendment and the second was the rezoning that would apply to the text amendment.

Kerry Lamson asked if R/I districts were the only other zoning in Matthews that had similar language. Ms. Gollnitz said that was correct and reviewed the R/I and proposed I-1 footnote three in Section 155.506.41.C.5 of the Unified Development Ordinance (UDO). That note statswhen utilizing a stealth tower application, the above given height limits may be increased up to an additional 40 feet at the time of initial construction. She stressed that the 40 foot increase in height would have to be done when the tower is first constructed.

Mr. Lamson clarified that if the text change was approved, it would apply to all current and future I-1 zoned properties. Ms. Gollnitz said that was correct and reviewed some of the current I-1 zoned properties around town.

Ms. Edwards asked if the tower companies would need to seek approval before installation. Ms. Gollnitz said that they would need to come to the Town Board to have the site plan reviewed and approved.

Mr. Rowan asked if they would need to apply for additional 40 feet. Ms. Gollnitz said that 80 was currently permitted and if they wanted to increase to 120 feet on the initial installation construction, the application would have to go before the Board of Commissioners.

Mr. Foster asked if it would still be at the discretion of Board. Ms. Gollnitz said that if the application met the requirements of the UDO then the application would have to be approved.

Mr. Lamson asked to review the foot notes again and further expand on the meaning. Ms. Gollnitz reviewed the foot notes and said that this was only for a stealth application that was adjacent to residentially zoned properties. The 80

feet was allowed but could be increased to 120 feet in height if done so at the time of initial construction. Mr. Lamson asked what was footnoted for I-1 zoning currently. Ms. Gollnitz said that footnote one was what was currently allowed. Mr. Lamson clarified that currently the tower could be installed at 80 feet in height and could be increased in 20 foot increments up to 40 additional fee. Ms. Gollnitz said that was only when there were existing nonresidential structures.

Mr. Rowan asked how many properties would be affected by the text amendment. Ms. Gollnitz said that any current or future I-1 zoning would be affected. Ms. Gollnitz reviewed the zoning map and said that most I-1 properties were developed but that did not mean that they could not be redeveloped.

Johnston Allison & Hord, PA Attorney Susanne Todd said she was representing the applicant APC towers. Ms. Todd reviewed the request for an additional 40 feet only when adjacent to residentially zoned properties. Ms. Todd added that the text amendment would impact seven parcels adding that the impact did not account for properties that were already conditionally zoned.

Mr. Foster clarified that if the text amendment was approved, a tower company could build a structure that was 120 feet in height with an automatic approval from Town Council. Ms. Gollnitz said that the text basically said that the site plan would be reviewed and approved by the Board and was highly unlikely to be disapproved because it was listed as an approved use. Mr. Foster said that there would have to be a compelling reason to deny and Ms. Gollnitz said that was correct.

Mr. Lamson asked if the text amendment was not approved, could the applicant ask for a variance. Ms. Gollnitz said that variances for uses were not allowed.

Mr. Lamson inquired as to the lowest point on the tower where technology could be placed. APC Towers Senior Director of Development Mike Gallagher said that the tree canopy was at about 65 feet and placement could be placed at the 75 foot mark. Mr. Lamson asked if the tree canopy was higher would it limit or block the signal. Mr. Gallagher said that it would not block the signal completely but it would shrink the cell coverage area.

Mr. Lamson asked if there was other technology that could be used. Mr. Gallagher said that other options were not cost effective. Scott Brantley with Tower Engineering said that the other option was called DAS systems and they were strictly used for high density areas.

Mr. Rowan asked about technology abandonment. Ms. Gollnitz said that there was an abandonment policy within the UDO and a process for what would need to be done in such a case. Mr. Lamson asked how the Town would know if a tower was abandoned and how it was defined in Town code. Mr. Gallagher said that they have to be listed with the FCC.

Mr. Lamson said that he was not comfortable with approving a blanket text for all I-1 zoning that was adjacent to residential. Mr. Rowan said that there was a balance between ascetics and the community's need of technology. The Board continued discussions on the height of towers adjacent to residential districts and the technology needs of the citizens.

Ms. Edwards asked if the tower design would be reviewed before construction. Ms. Gollnitz said that it would be reviewed by the Town.

Mr. Foster motioned that Text Amendment Application 2019-705, Communication Tower Height Allowance, be recommended for approval as currently amended and had been found to be consistent with the Matthews Land Use Plan as it allows for the integration of a stealth communication tower on any industrially zoned site that will be a service to the community. The request was found to be reasonable because there are limited locations where a stealth tower can currently be located within the Town of Matthews and will require colocation of additional antennae. Ms. Reeve seconded the motion and it passed six to one with Mr. Lamson in opposition.

ZONING APPLICATION 2019-708 – Couchell Family Properties, 2447 East John Street – I-1 (CD) Change of Conditions to allow for the placement of a stealth cell tower

Ms. Gollnitz said that there were no updates to the site plan or the zoning request since the Public Hearing. Ms. Gollnitz reviewed the property location, current site plan, tower design, and the vegetation survey with the Planning Board members. Ms. Gollnitz said that the applicant would meet the landscaping and fencing requirements. There will be access to the property by a gravel drive. Ms. Gollnitz said that the mono pine would be 118 feet tall with a two foot tall lighting rod.

Mr. Foster asked if there were residential homes around the structure and Ms. Gollnitz reviewed the single-family homes in the area and reminded the Board that the property did not have to have a house on it to be zoned residential and did not need to be within the Town limits.

Mr. Wieser asked about tree save requirements. Ms. Gollnitz said that they would meet the tree save and the tree save area was located directly behind the structure and buffered the property line.

Mr. Lamson asked if this type of application was defined in the Land Use Plan. Ms. Gollnitz said that cell towers was not a consideration within the Land Use Plan.

Mr. Rowan asked about the additional plantings around the structure. Ms. Gollnitz said that where the fence was proposed around the tower, landscaping was required and would be reviewed by staff.

Ms. Reeve motioned that Zoning Application 2019-708, Couchell Family Properties, I-1 (CD) Change in Conditions, be recommended for approval. The request was found to be consistent with the Matthews Land Use Plan because it allows for a stealth communication tower on any industrially zoned site that will be a service to the neighboring properties. It is reasonable because the property is underdeveloped and is at the back of property away from the public realm. Mr. Rowan seconded the motion and it passed six to one with Mr. Lamson in opposition.

REQUEST FOR REAPPLICATION: Home Depot, 1837 Matthews Township Parkway

Ms. Gollnitz said that in December of 2019, the Town Board of Commissioners viewed and denied the change of condition request for Home Depot, located at 1837 Matthews Township Parkway. The Home depot has requested a waiver of the one year waiting period requirement to resubmit. Ms. Gollnitz said that the applicant has worked with staff to reduce the area for the outdoor storage and display of their large rental equipment. The applicant also sited that the change of Commissioners warranted a change in circumstances. Ms. Gollnitz said that the applicant had supplied a general site plan but review of the changes was unnecessary until a waiver was granted. The Planning Board needed to make a recommendation to the Board of Commissioners and Council would have the final vote on the requested waiver.

Mr. Foster clarified that they were not reviewing the site plan but felt that it needed to be taken into consideration to warrant substantial changes. Ms. Gollnitz said that the UDO required substantial changes or change in circumstance. Mr. Foster said that he reviewed the plan and did not feel the changes were substantial. He added that the plan seemed similar to what was presented in December. Mr. Foster said that nothing was removed after the denial of the initial application.

Adam Essink of Kimley Horn represented Home Depot. He said that the applicant had some confusion between the corporate office and the local management staff. Mr. Essink said that he recently learned of mulch also being placed on the site and planned to speak to the applicant about the issue. Mr. Essink said the biggest concern during the initial rezoning was the aesthetics and screening.

Mr. Wieser said that he agreed with Mr. Foster and he also did not feel that there were substantial changes made to the site. Mr. Wieser asked if the applicant was planning on making additional changes. Mr. Essink said they were willing to negotiate site improvements with fence or planting screening, but those had not been detailed out at this point.

Mr. Lamson said that as he understood, this would be a brand-new application request and would go through a Public Hearing and Planning Board review. Ms. Gollnitz said that was correct. Mr. Lamson said that he had visited

the site and the seasonal mulch was occupying 20 parking spaces close to the building. He suggested that the local store staff be available during the rezoning process and all options be reviewed.

Mr. Lamson motioned to recommend waiving the one year resubmittal period for Home Depot to file a new rezoning application within the next 30 to 60 days. Mr. Clayton seconded and the motion passed six to one with Mr. Foster in opposition.

Mr. Lamson said that he felt that Home Depot provides a great resource for the Town but it was not astatically pleasing.

ADJOURNMENT

Ms. Reeve motioned to adjourn and Mr. Clayton seconded. The motion passed unanimously and the meeting adjourned at 7:59 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: Text Amendment 2019-705 Height Allowance to Communication Towers

TO: Mayor and Board of Commissioners

FROM: Mary Jo Gollnitz, Senior Planner

DATE: March 9, 2020

Background/Issue:

- On February 25, Planning Board recommended approval of the proposed text amendment with a 6-1 vote.
- Request is to increase height allowance for stealth communication towers in the I-1 (Light Industrial) zoning district adjacent to residentially used or zoned properties.
- Since the Public Hearing, there have been no changes to the text amendment.
- The text change as proposed would not only apply to a specific site which is the reason for the request, but for any other locations that could take advantage of it. This means other locations zoned I-1 in Matthews adjacent to residentially used or zoned properties could request a 120' stealth tower.

Proposal/Solution

Staff is concerned about the unintended impact the text amendment may have on other areas of Matthews.

Financial Impact

None

Related Town Goal

Quality of Life

Recommended Action

Consider implications of text change to other properties in the Town and make decision on Text Amendment 2019-705 Height Allowance to Communication Towers.

DRAFT—FOR APPROVAL

STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues

ZONING APPLICATION # _____2019-705_____
ZONING MOTION # _____
ADMINISTRATIVE AMENDMENT _____

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 documents), as follows:

It allows for the integration of a stealth communication tower on any property zoned industrial that will be a service to the community. Additionally, Matthews Unified Development Ordinance currently allows this use in R/I zoning.

The text amendment is reasonable because there are limited locations where a stealth tower can currently be located within the Town of Matthews and will require colocation of additional antennae.

OR

DRAFT—FOR DENIAL

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 documents), as follows:

The text amendment encourages intrusion of cell towers adjacent to residential properties and adversely affects the neighboring residential properties.

The text amendment is not reasonable because an 80' stealth tower is already allowed within the I-1 district adjacent to residential properties.

(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 March 9, 2020

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

ZONING APPLICATION FOR UNIFIED DEVELOPMENT ORDINANCE TEXT CHANGE AS PROVIDED IN THE UDO AT 155.401.3

APPLICATION NUMBER 2019-705 DATE FILED 10/31/19

APPLICANT'S NAME APC Towers, LLC

APPLICANT'S MAILING ADDRESS 8602 Six Forks Road, Suite 250, Raleigh, NC 27615

APPLICANT'S PHONE NUMBER/EMAIL ADDRESS (919)760-9668/mlee@apctowers.com

I request consideration of the following change in text of the Matthews Unified Development Ordinance:

Requested text change is:

- [x] a change in wording to existing Section(s)
- [ ] an addition to Section(s)
- [ ] a deletion of wording at existing Section(s)

Below is the text requested to be changed, added or deleted:

Existing Section 155.506.41 (C)(5) Proposed Section _____

See referenced Existing Section (155.506.41(C)(5)) attached hereto as Exhibit A. Requested modification to Table depicted below:

MAXIMUM COMMUNCATIONS TOWER HEIGHT (FEET) IN MULTI-FAMILY, MIXED USE AND NONRESIDENTIAL ZONING DISTRICTS

District	Adjacent to any residential zoning district		When no residential district is adjacent
	Non-stealth	Stealth	1 user/2 users/3 users/Trunked Public Safety
B-3, MUD, TS, ENT	60	80*	180* / 200 / 220 / not permitted
I-1	60	80*/***	180* / 200 / 220 / not permitted

(continue on additional page(s) as necessary)

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

ZONING APPLICATION FOR ORDINANCE TEXT CHANGE
Page 2

What is the intended effect of this request?

To amend the height allowance for stealth communications towers in the I-1 zoning district from 80' up to 120'.

APC Towers, LLC

APPLICANT SIGNATURE _____

Director of Development

(continue on additional page(s) as necessary)

EXHIBIT
A
TO APC Text Amendment

developing land use character, specifically to commercial road corridors; protect residential areas and land uses from potential adverse impacts of communications facilities; preserve the low building profile and character of the downtown; protect land values of adjacent and nearby properties; minimize adverse visual impacts of any wireless facilities through careful design, siting, landscape screening, and innovative camouflaging techniques; accommodate the growing need for communications facilities; promote and encourage shared use/collocation of existing and new communications facilities as a primary option rather than construction of additional single-use facilities; encourage the use of concealment techniques in providing support and height for antennas; protect public safety as it may be impacted by construction, wind damage, electric shock, unauthorized access to facilities, structural damage on non-tower supporting structures, monitoring visitor traffic, lighting for visibility to hospital, traffic, police, or other helicopter or private aircraft, and related considerations. A communications antenna is considered a principal use or a secondary principal use on any site, except when it is either incidental to a business use on the same lot and used by that business for its operational communications. They are permitted as a secondary principal use in residential districts (R-20, R-15, R-12, R-9, R-MH, R-VS, and CrC) where a permitted nonresidential principal use exists.

B. SITING HIERARCHY PREFERENCES

The following list indicates the Town's preferences for communications facility locations, in descending order of preference:

- Antenna mounted on/in an existing stealth (concealed) structure or building
- Antenna mounted on/in an existing building/structure
- Antenna mounted on an existing utility or light pole
- Collocation on existing communications tower
- New freestanding stealth structure
- Slick stick
- New non-stealth monopole

These preferences are intended as guidance for development of an application for communication facilities.

C. STANDARDS FOR COMMUNICATION TOWERS.

1. RESIDENTIAL DISTRICTS. Antennas may be located in stealth applications on supporting structures which are or will be the principal use or a permitted accessory structure to the principal use of the site in any residential district, and shall not be more than eighty feet (80') in overall height (antenna and supporting structure). Where structures which existed as of June 9, 1997 exceed eighty feet (80') in height, such as electric transmission towers, these structures may also be used for antenna locations. When an existing stealth structure is used, communications antennas may not increase the stealth structure's height by more than twenty feet (20') per antenna, up to forty feet (40') additional in height, and only when such location shall not require the antenna to be lighted.

2. MULTI-FAMILY DISTRICTS. Antennas may be located on buildings or in stealth applications on supporting structures in the R-15MF, R-12MF, SRN, and C-MF districts, and shall not be more than eighty feet (80') in overall height (antenna and supporting structure). Where structures which existed as of June 9, 1997 exceed eighty feet (80') in height, such as electric transmission towers, these structures may also be used for antenna locations. Because these districts typically have multi-story construction, location of antennas on building walls and rooftops is the preferred application. Maximum heights are given in the table below.

3. MIXED USE AND NONRESIDENTIAL DISTRICTS. Antennas may be located on towers or other supporting structures in the R/I district (except as given in table below), and all mixed use or nonresidential districts except the HUC and AU districts up to the overall heights listed below.

4. DOWNTOWN OVERLAY DISTRICT. Only antennas, Distributed Antenna Systems (DAS), and Small Cell Sites may be installed in the Downtown Overlay District, including the HUC district. Communication towers are not permitted in the Downtown Overlay District. See § 155.506.41.D below for location requirements.

5. TABLE OF MAXIMUM TOWER HEIGHT IN VARIOUS ZONING DISTRICTS

Maximum Communications Tower Height (feet) in Multi-Family, Mixed Use and Nonresidential Zoning Districts

District	Adjacent to any residential Zoning District		When no residential district is adjacent
	Non-Stealth	Stealth	1 user/2 users/3 users/Trunked Public Safety
R-15MF, R-12MF, SRN, C-MF	Not permitted	80*	80*/ 100/ 120/ not permitted
R/I	Not permitted	80*/***	80*/ 100 / 120 / not permitted
O	50	80*	100*/ 120 / 140 / not permitted
B-1, B-1SCD, B-D	50	80*	120*/ 140 / 160 / not permitted
B-H	60	80*	180*/ 200 / 220 / 400**
B-3, I-1, MUD, TS, ENT	60	80*	180*/ 200 / 220 / not permitted
I-2	60	80*	200*/ 220 / 240 / 400 **

(Ord. 919, passed 4-28-97; Am Ord. 2141, passed 4-11-16)

Note: Communications towers are not permitted in Downtown Overlay per § 155.506.41.C.4.

* Where there are existing nonresidential structures that exceed the above-given height limit (such as electric transmission towers), then these structures may also be used for antenna locations. These limits may be increased by twenty feet (20') for each additional user collocating on the stealth structure up to an additional forty feet (40'), and only when such location will not require the antenna to be lighted.

**(1)There are no residential zoning districts within one thousand foot (1,000') radius of the proposed tower site, or are across a controlled access right-of-way from any residential district. (Am. Ord. 2141, passed 4-11-16)

(2) The owner//developer and/or lessee of the proposed tower must possess a license (see Form FCC 574 or replacement Form FCC 600), to operate a Trunked Public Safety and Special Emergency Radio Services system in accordance with FCC Regulations Part 90, Subpart B and C, 90.15 and 90.33 respectively, and such tower will be used by licensee for the operation of a Trunked Public Safety and Special Emergency Radio Services system.

(3) Location of non-Public Safety system antennas for collocators shall not be restricted to two hundred forty feet (240') or less, but such collocation antennas shall be located below the principal Public Safety system antennas.

(4) The proposed tower is designed to allow collocation by at least two users and applicant for the tower provides written documentation that a collocating provider has/can lease space.

*** When utilizing a stealth tower application, the above given height limits may be increased up to an additional 40' at the time of initial construction. Photo simulations must be provided. Said simulations must show all exterior edges of the property. Additional documentation such as coverage maps may also be provided. Site plan to be reviewed and approved by Town Board. **(Ord. 1965, passed 9-9-13; Ord. 2025A, passed 6-9-14)**

6. DISTANCE SEPARATIONS BETWEEN COMMUNICATIONS TOWERS. Communications Towers shall be spaced from each other by the minimum radius as given below:

COMMUNICATIONS TOWER HEIGHT	MINIMUM DISTANCE
tower under 80 feet to tower under 80 feet	1,200 feet
tower under 200 feet to tower under 200 feet	1,800 feet
tower over 200 feet to tower under 200 feet	2,200 feet
tower under 200 feet to tower over 200 feet	2,200feet
tower over 200 feet to tower over 200 feet	2,500 feet
tower over 240 feet to tower over 240 feet	15,000 feet*

*This limit may be decreased with approval by the Board of Commissioners per § 155.506.41.C.7 below. (Ord. 919, passed 4-28-97)

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

Agenda Item: Zoning Application 2019-705, UDO Text Amendment for Height Allowance to Communication Towers

TO: Mayor and Board of Commissioners

FROM: Mary Jo Gollnitz, Senior Planner

DATE: February 3, 2020

Background/Issue:

APC Towers, LLC is requesting a text change to increase the allowable height for a stealth communication tower.

- Request is to increase height allowance for stealth communication towers in the I-1 zoning district (Light Industrial) adjacent to residentially used or zoned district
- Current ordinance only allows up to 80' towers adjacent to residential zoning district.
- The text change as proposed would not only apply to a specific site which is the reason for the request, but for any other property within the I-1 district. Other locations in I-1 districts adjacent to residential zoning could use this text revision to install a stealth communication tower up to 120' (see attachment).
- Matthews Unified Development Ordinance defines stealth or concealed structure:
  shall mean the support structure for a communications antenna which is primarily for another principal use or accessory to the principal use on the lot where it is located, and partially or wholly conceals the antenna or minimizes its appearance in relation to the principal use of the stealth structure. A stealth or concealed structure may also be a freestanding structure with no other use connection to the principal use on the site when it is designed to match features on the site, such as a "tree" structure within natural trees. A stealth structure shall visually blend in and fit with the overall activities and structures on the site. All appurtenances to the antenna are wholly concealed by the same structure or other structure in the immediate vicinity, except where a stealth application is not part of a building, then the equipment and wiring shall not be required to be wholly concealed.

Proposal/Solution

The text change would allow stealth communication towers up to 120' to be install on all I-1 properties.

Financial Impact

None

Related Town Goal

<u>Quality of Life</u>

Recommended Action

Hold the public hearing on the attached text changes to the Communication Tower Section 155.5.06.41.C.5 of the Matthews UDO, then refer the proposed amendment to the Planning Board for their review and recommendation.

The proposed revisions hare are either revising current wording or adding new language to current sections. New text is indicated by blue font and current text to be deleted is indicated ~~in red font with strike through~~.

5. TABLE OF MAXIMUM TOWER HEIGHT IN VARIOUS ZONING DISTRICTS

Maximum Communications Tower Height (feet) in Multi-Family, Mixed Use and Nonresidential Zoning Districts			
District	Adjacent to any residential Zoning District		When no residential district is adjacent
	Non-Stealth	Stealth	1 user/2 users/3 users/Trunked Public Safety
R-15MF, R-12MF, SRN, C-MF	Not permitted	80*	80*/ 100/ 120/ not permitted
R/I	Not permitted	80*/***	80*/ 100 / 120 / not permitted
0	50	80*	100*/ 120 / 140 / not permitted
B-1, B-1SCD, B-D	50	80*	120*/ 140 / 160 / not permitted
B-H	60	80*	180*/ 200 / 220 / 400**
B-3, ~~I-1~~, MUD, TS, ENT I-1	60	80* 80*/***	180*/ 200 / 220 / not permitted
I-2	60	80*	200*/ 220 / 240 / 400 **

(Ord. 919, passed 4-28-97; Am Ord. 2141, passed 4-11-16)

Note: Communications towers are not permitted in Downtown Overlay per § 155.506.41.C.4.

* Where there are existing nonresidential structures that exceed the above-given height limit (such as electric transmission towers), then these structures may also be used for antenna locations. These limits may be increased by twenty feet (20') for each additional user collocating on the stealth structure up to an additional forty feet (40'), and only when such location will not require the antenna to be lighted.

**(1)There are no residential zoning districts within one thousand foot (1,000') radius of the proposed tower site, or are across a controlled access right-of-way from any residential district. (Am. Ord. 2141, passed 4-11-16)

(2) The owner//developer and/or lessee of the proposed tower must possess a license (see Form FCC 574 or replacement Form FCC 600), to operate a Trunked Public Safety and Special Emergency Radio Services system in accordance with FCC Regulations Part 90, Subpart B and C, 90.15 and 90.33 respectively, and such tower will be used by licensee for the operation of a Trunked Public Safety and Special Emergency Radio Services system.

(3) Location of non-Public Safety system antennas for collocators shall not be restricted to two hundred forty feet (240') or less, but such collocation antennas shall be located below the principal Public Safety system antennas.

(4) The proposed tower is designed to allow collocation by at least two users and applicant for the tower provides written documentation that a collocating provider has/can lease space.

*** When utilizing a stealth tower application, the above given height limits may be increased up to an additional 40' at the time of initial construction. Photo simulations must be provided. Said simulations must show all exterior edges of the property. Additional documentation such as coverage maps may also be provided. Site plan to be reviewed and approved by Town Board. **(Ord. 1965, passed 9-9-13; Ord. 2025A, passed 6-9-14)**

EXAMPLE OF OTHER LOCATIONS THAT WILL BE IMPACTED BY PROPOSED TEXT AMENDMENT

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

ZONING APPLICATION FOR UNIFIED DEVELOPMENT ORDINANCE TEXT CHANGE AS PROVIDED IN THE UDO AT 155.401.3

APPLICATION NUMBER 2019-705 DATE FILED 10/31/19

APPLICANT'S NAME APC Towers, LLC

APPLICANT'S MAILING ADDRESS 8602 Six Forks Road, Suite 250, Raleigh, NC 27615

APPLICANT'S PHONE NUMBER/EMAIL ADDRESS (919)760-9668/mlee@apctowers.com

I request consideration of the following change in text of the Matthews Unified Development Ordinance:

Requested text change is:

- [x] a change in wording to existing Section(s)
- [ ] an addition to Section(s)
- [ ] a deletion of wording at existing Section(s)

Below is the text requested to be changed, added or deleted:

Existing Section 155.506.41 (C)(5) Proposed Section _____

See referenced Existing Section (155.506.41(C)(5)) attached hereto as Exhibit A. Requested modification to Table depicted below:

MAXIMUM COMMUNCATIONS TOWER HEIGHT (FEET) IN MULTI-FAMILY, MIXED USE AND NONRESIDENTIAL ZONING DISTRICTS

District	Adjacent to any residential zoning district		When no residential district is adjacent
	Non-stealth	Stealth	1 user/2 users/3 users/Trunked Public Safety
B-3, MUD, TS, ENT	60	80*	180* / 200 / 220 / not permitted
I-1	60	80*/***	180* / 200 / 220 / not permitted

(continue on additional page(s) as necessary)

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

ZONING APPLICATION FOR ORDINANCE TEXT CHANGE
Page 2

What is the intended effect of this request?

To amend the height allowance for stealth communications towers in the I-1 zoning district from 80' up to 120'.

APC Towers, LLC

APPLICANT SIGNATURE _____

Director of Development

(continue on additional page(s) as necessary)

EXHIBIT
A
TO APC Text Amendment

developing land use character, specifically to commercial road corridors; protect residential areas and land uses from potential adverse impacts of communications facilities; preserve the low building profile and character of the downtown; protect land values of adjacent and nearby properties; minimize adverse visual impacts of any wireless facilities through careful design, siting, landscape screening, and innovative camouflaging techniques; accommodate the growing need for communications facilities; promote and encourage shared use/collocation of existing and new communications facilities as a primary option rather than construction of additional single-use facilities; encourage the use of concealment techniques in providing support and height for antennas; protect public safety as it may be impacted by construction, wind damage, electric shock, unauthorized access to facilities, structural damage on non-tower supporting structures, monitoring visitor traffic, lighting for visibility to hospital, traffic, police, or other helicopter or private aircraft, and related considerations. A communications antenna is considered a principal use or a secondary principal use on any site, except when it is either incidental to a business use on the same lot and used by that business for its operational communications. They are permitted as a secondary principal use in residential districts (R-20, R-15, R-12, R-9, R-MH, R-VS, and CrC) where a permitted nonresidential principal use exists.

B. SITING HIERARCHY PREFERENCES

The following list indicates the Town's preferences for communications facility locations, in descending order of preference:

- Antenna mounted on/in an existing stealth (concealed) structure or building
- Antenna mounted on/in an existing building/structure
- Antenna mounted on an existing utility or light pole
- Collocation on existing communications tower
- New freestanding stealth structure
- Slick stick
- New non-stealth monopole

These preferences are intended as guidance for development of an application for communication facilities.

C. STANDARDS FOR COMMUNICATION TOWERS.

1. RESIDENTIAL DISTRICTS. Antennas may be located in stealth applications on supporting structures which are or will be the principal use or a permitted accessory structure to the principal use of the site in any residential district, and shall not be more than eighty feet (80') in overall height (antenna and supporting structure). Where structures which existed as of June 9, 1997 exceed eighty feet (80') in height, such as electric transmission towers, these structures may also be used for antenna locations. When an existing stealth structure is used, communications antennas may not increase the stealth structure's height by more than twenty feet (20') per antenna, up to forty feet (40') additional in height, and only when such location shall not require the antenna to be lighted.

2. MULTI-FAMILY DISTRICTS. Antennas may be located on buildings or in stealth applications on supporting structures in the R-15MF, R-12MF, SRN, and C-MF districts, and shall not be more than eighty feet (80') in overall height (antenna and supporting structure). Where structures which existed as of June 9, 1997 exceed eighty feet (80') in height, such as electric transmission towers, these structures may also be used for antenna locations. Because these districts typically have multi-story construction, location of antennas on building walls and rooftops is the preferred application. Maximum heights are given in the table below.

3. MIXED USE AND NONRESIDENTIAL DISTRICTS. Antennas may be located on towers or other supporting structures in the R/I district (except as given in table below), and all mixed use or nonresidential districts except the HUC and AU districts up to the overall heights listed below.

4. DOWNTOWN OVERLAY DISTRICT. Only antennas, Distributed Antenna Systems (DAS), and Small Cell Sites may be installed in the Downtown Overlay District, including the HUC district. Communication towers are not permitted in the Downtown Overlay District. See § 155.506.41.D below for location requirements.

5. TABLE OF MAXIMUM TOWER HEIGHT IN VARIOUS ZONING DISTRICTS

Maximum Communications Tower Height (feet) in Multi-Family, Mixed Use and Nonresidential Zoning Districts

District	Adjacent to any residential Zoning District		When no residential district is adjacent
	Non-Stealth	Stealth	1 user/2 users/3 users/Trunked Public Safety
R-15MF, R-12MF, SRN, C-MF	Not permitted	80*	80*/ 100/ 120/ not permitted
R/I	Not permitted	80*/***	80*/ 100 / 120 / not permitted
O	50	80*	100*/ 120 / 140 / not permitted
B-1, B-1SCD, B-D	50	80*	120*/ 140 / 160 / not permitted
B-H	60	80*	180*/ 200 / 220 / 400**
B-3, I-1, MUD, TS, ENT	60	80*	180*/ 200 / 220 / not permitted
I-2	60	80*	200*/ 220 / 240 / 400 **

(Ord. 919, passed 4-28-97; Am Ord. 2141, passed 4-11-16)

Note: Communications towers are not permitted in Downtown Overlay per § 155.506.41.C.4.

* Where there are existing nonresidential structures that exceed the above-given height limit (such as electric transmission towers), then these structures may also be used for antenna locations. These limits may be increased by twenty feet (20') for each additional user collocating on the stealth structure up to an additional forty feet (40'), and only when such location will not require the antenna to be lighted.

**(1)There are no residential zoning districts within one thousand foot (1,000') radius of the proposed tower site, or are across a controlled access right-of-way from any residential district. (Am. Ord. 2141, passed 4-11-16)

(2) The owner//developer and/or lessee of the proposed tower must possess a license (see Form FCC 574 or replacement Form FCC 600), to operate a Trunked Public Safety and Special Emergency Radio Services system in accordance with FCC Regulations Part 90, Subpart B and C, 90.15 and 90.33 respectively, and such tower will be used by licensee for the operation of a Trunked Public Safety and Special Emergency Radio Services system.

(3) Location of non-Public Safety system antennas for collocators shall not be restricted to two hundred forty feet (240') or less, but such collocation antennas shall be located below the principal Public Safety system antennas.

(4) The proposed tower is designed to allow collocation by at least two users and applicant for the tower provides written documentation that a collocating provider has/can lease space.

*** When utilizing a stealth tower application, the above given height limits may be increased up to an additional 40' at the time of initial construction. Photo simulations must be provided. Said simulations must show all exterior edges of the property. Additional documentation such as coverage maps may also be provided. Site plan to be reviewed and approved by Town Board. **(Ord. 1965, passed 9-9-13; Ord. 2025A, passed 6-9-14)**

6. DISTANCE SEPARATIONS BETWEEN COMMUNICATIONS TOWERS. Communications Towers shall be spaced from each other by the minimum radius as given below:

COMMUNICATIONS TOWER HEIGHT	MINIMUM DISTANCE
tower under 80 feet to tower under 80 feet	1,200 feet
tower under 200 feet to tower under 200 feet	1,800 feet
tower over 200 feet to tower under 200 feet	2,200 feet
tower under 200 feet to tower over 200 feet	2,200feet
tower over 200 feet to tower over 200 feet	2,500 feet
tower over 240 feet to tower over 240 feet	15,000 feet*

*This limit may be decreased with approval by the Board of Commissioners per § 155.506.41.C.7 below. (Ord. 919, passed 4-28-97)

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

Agenda Item: Zoning Application 2019-708, Change in Conditions, 2447 E John St.

TO: Mayor and Board of Commissioners

FROM: Mary Jo Gollnitz, Senior Planner

DATE: March 9, 2020

Background/Issue:

- Request is to allow for a 120' stealth tower on property at 2447 E John St that the original approved rezoning site plan provided for industrial buildings.
- There have been no changes to the original site plan since the Public Hearing.
- On February 25, Planning Board recommended approval of the changes with a 6-1 vote.
- Site plan must meet all signage and landscaping requirements of Matthews Unified Development Ordinance.

Proposal/Solution

A stealth tower will make future development in the area more difficult and reduce the future property tax value potential of the parcel.

Financial Impact

None

Related Town Goal

Quality of Life

Recommended Action

If Text Amendment 2019-705 is denied, Town Council could defer a decision in order to allow the applicant to come back before the Board with plans for an 80' stealth tower or withdraw application. This would eliminate the one year waiting period required by Section 155.401.1.G of Matthews UDO for denial of proposed zoning changes.

If Text Amendment 2019-705 is approved, staff recommends approval of Zoning Application 2019-708 Change in Conditions at 2447 E John St.

STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues

ZONING APPLICATION # _____2019-708_____
ZONING MOTION # _____
ADMINISTRATIVE AMENDMENT _____

DRAFT—FOR APPROVAL

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 documents), as follows:

It allows for an undeveloped portion of property to locate a stealth communication tower that will be a service to the community.

The rezoning is reasonable because there are limited locations where a stealth tower can currently be located within the Town of Matthews, it will require colocation of additional antennae and public view of the tower will be minimal.

OR

DRAFT—FOR DENIAL

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 documents), as follows:

The rezoning allows for a cell tower adjacent to residential properties and adversely affects the neighboring residential properties. The rezoning will limit the number of additional industrial buildings that can be placed on the property.

The rezoning is not reasonable because the small area plan of the Matthews Land Use Plan calls office/production/distribution business for this property. The plan also states that initial development shall conform to the approved consensus build-out since it will set the tone for further adjacent development.

(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 March 9, 2020

APPLICATION FOR
CHANGE IN ZONING CONDITIONS

APC TOWERS, LLC

TOWN OF MATTHEWS

PROPERTY LOCATED AT
2447 E. JOHN STREET, MATTHEWS
MECKLENBURG COUNTY, NORTH CAROLINA

TAX PARCEL 215-051-25

Prepared By:

R. Susanne Todd
Johnston, Allison & Hord, P.A.
1065 East Morehead Street
Charlotte, North Carolina 28204
(704) 998-2306

TABLE OF CONTENTS

1) Application for Change in Conditions w/ Adjacent Owner Information*

2) Check for $800 Filing Fee

3) Letter to Mary Jo Gollnitz: Compliance with Land Use Plans

4) Site Development Plan prepared by Tower Engineering Professionals (TEP)

5) Boundary Survey

6) Tax Maps and Zoning Maps

7) Proposed Coverage Area

8) Map: 1800' from all other communications towers

9) Simulation Renderings

10) Map: Explanation for Not Co-Locating on Existing Duke Power Company Towers

11) Follow Up Information Re Alternate Site: Stallings Water Tower

12) Follow Up Information Re Alternate Site: City of Charlotte Fire Station

**addressed, unsealed, stamped envelopes with photocopies of application included*

Town of Matthews North Carolina

DATE FILED 11-27-19

APPLICATION NUMBER 2019-708

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): 215-051-25

Address of property: 2447 E. John Street, Matthews, NC 28105

Location of property:

Title to the property was acquired on March 15, 2004
and was recorded in the name of Couchell Family Properties, LLC
whose mailing address is 3362 Smith Farms Road, Matthews, NC 28104

The deed is recorded in Book 16898 and Page 439 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: I-1 (CD) Requested zoning classification: I-1 (CD)

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

To allow for development and construction of communication facilities.

Application number
2019-708
For office use only

Signature of property owner (must be original)	Signature of property owner (must be original)
Print name of property owner	Print name of property owner
Property owner's mailing address	Property owner's mailing address
Property owner's mailing address, continued	Property owner's mailing address, continued
Property owner's mailing address, continued	Property owner's mailing address, continued
Property owner's phone number/email address	Property owner's phone number/email address
Signature of agent ~~(if any)~~ of Petitioner	Petitioner other than owner ~~(if any)~~ and Agent of Property Owner
Johnston, Allison & Hord, P.A.	APC Towers LLC
Print name of agent of Petitioner	Print name of petitioner and Agent of Property Owner
1065 E. Morehead Street	8601 Six Forks Road, Suite 250
Agent's mailing address	Petitioner's mailing address
Charlotte, NC 28204	Raleigh, NC 27615
Agent's mailing address, continued	Petitioner's mailing address, continued
Agent's mailing address, continued	Petitioner's mailing address, continued
(704) 998-2306 / stodd@jahlaw.com	(919) 760-9668 / mlee@apctowers.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
2019-708
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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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
2019-708
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 December 19, 2019

Town Board of Commissioners formally accepts application and sets Public Hearing date January 13, ~~2019~~ 2020

Notices sent via mail to affected/adjacent property owners on or before January 28, 2020

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 February 10, 2020

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 February 25, 2020

Town Board of Commissioners approves or denies application March 9, 2020

The Matthews Board of Commissioners General Procedures Policy on Zoning and Development Case Appearances Before the Town Board, initially adopted October 8, 2018, explains the Board of Commissioners' expectations that this application is ready for public review and action, and that the above schedule can be followed without delays. By signing below, the property owner(s) and all other parties involved in preparing and presenting this zoning application indicate they have read and understand their responsibility to submit complete and accurate documents in a timely manner throughout the review process. Late or missing (new or revised) documents may limit the applicants opportunity to present updated information, which may result in an unfavorable decision.

Sr. Dir. of Development 12/5/19

Signature of ___ Property Owner ADC TOWERS III, LLC Date
✓ Agent for Property Owner
___ Other (please identify) _____

12/10/19

Signature of ___ Property Owner Date
___ Agent for Property Owner
✓ Other (please identify) Agent for Petitioner

Signature of ___ Property Owner Date
___ Agent for Property Owner
___ Other (please identify) _____

2019-708

EXHIBIT
A
to APC Change
in Conditions Application

Green = adjacent parcel
Red = within 300 feet

Parcel Number	Parcel Address	Owner	Contact Information
		Mecklenburg County	
21505112	2441 E. John Street Matthews, NC 28105	Roktal Property Development LLC	Tarik Abatal (Principal) PO Box 964 Matthews, NC 28106 (704) 621-0182 5006 Biltmore Forest Drive Matthews, NC 28105-2853
21505111	2433 E. John Street Matthews, NC 28105	2425 East John St., LLC	Robert Pedlow 6300 Carmel Road, Ste. 110B Charlotte, NC 28226
21505110	2425 E. John Street Matthews, NC 28105	2425 East John St., LLC	Robert Pedlow 6300 Carmel Road, Ste. 110B Charlotte, NC 28226
21505124	2337 Monroe Road Matthews, NC 28105	Howard L. Sloan and Willaree M. Sloan	PO Box 22 Matthews, NC 28106
21505115	2335 E. John Street Matthews, NC 28105	Oren J. Sloan Jr. (foreclosure with Kania Law Firm)	6947 Blue Bonnet Drive Cocoa, FL 32927 Kania Law Firm 600-A Centre Park Drive Asheville, NC 28805
21505132	Campus Ridge Road Matthews, NC 28105	Judy Tennant Drake	3816 Campus Ridge Road Matthews, NC 28105
21505129	3940 Campus Ridge Rd Matthews, NC 28105	Venture Entrepreneurs, LLC	Wayne K. Seale 3320 Oak Brook Drive Waxhaw, NC 28173
21505113	2505 E. John Street Matthews, NC 28104	Venture Entrepreneurs, LLC	Wayne K. Seale 3320 Oak Brook Drive Waxhaw, NC 28173
21505130	2505 E. John Street Matthews, NC 28105	Larry D. Harrill and Susan B. Harrill	7402 Cunningham Lane Indian Trail, NC 28079
22722721	2448 E. John Street Matthews, NC 28105	East John Systems, L.L.C.	Pritesh V. Nagarji PO Box 1919 Huntersville, NC 28070 10610 Metromont Parkway, Suite 208 Charlotte, NC 28269-7687
22722722	2442 E. John Street Matthews, NC 28105	East John Systems, L.L.C.	Pritesh V. Nagarji PO Box 1919 Huntersville, NC 28070 10610 Metromont Parkway, Suite 208 Charlotte, NC 28269-7687
21505202		Judy Tennant Drake	3816 Campus Ridge Road Matthews, NC 28105

2019-708

21505116	3908 Campus Ridge Road Matthews, NC 28105	Cheryl Drake-Bowers and Judy Tennant Drake	3939 Campus Ridge Road Matthews, NC 28105
22722701	4501 Forestmont Drive Matthews, NC 28105	East John Systems, L.L.C.	Pritesh V. Nagarji PO Box 1919 Huntersville, NC 28070 10610 Metromont Parkway, Suite 208 Charlotte, NC 28269-7687
22722702	4511 Forestmont Drive Matthews, NC 28105	Jeffrey C. Pressley	4511 Forestmont Drive Matthews, NC 28105
22722703	4601 Forestmont Drive Matthews, NC 28105	Jeffrey C. Pressley	4511 Forestmont Drive Matthews, NC 28105
22722704	4609 Forestmont Drive Matthews, NC 28105	Dell S. Thorpe	4609 Forestmont Drive Matthews, NC 28105
22722720	4610 Friendship Drive Matthews, NC 28105	Carolina Water Service Inc. of North Carolina	2335 Sanders Road Northbrook, IL 60062
22722606	2348 E. John Street Matthews, NC 28105	RM Matthews, LLC	2722 Chamber Drive Monroe, NC 28110
22722605	13935 Hardwood Place Matthews, NC 28105	Sammy Benjamine Flow and Patricia Louise Flow	13935 Hardwood Place Matthews, NC 28105
21505109	2349 E. John Street Matthews, NC 28105	Berbice Enterprise LLC	408 Clairview Lane Matthews, NC 28105
21505122	2341 E. John Street Matthews, NC 28105	Berbice Enterprise LLC	408 Clairview Lane Matthews, NC 28105
21505114	2339 E. John Street Matthews, NC 28105	Howard L. Sloan and Willaree M. Sloan	PO Box 22 Matthews, NC 28106
21505116	3908 Campus Ridge Road Matthews, NC 28105	Cheryl Drake-Bowers and Judy Tennant Drake	3939 Campus Ridge Road Matthews, NC 28105
21505202	Campus Ridge Road Matthews, NC 28105	Judy Tennant Drake	3816 Campus Ridge Road Matthews, NC 28105
		Union County	
07126006D	3950 Campus Ridge Drive Matthews, NC 28105	Venture Entrepreneurs, LLC	Wayne K. Seale 3320 Oak Brook Drive Waxhaw, NC 28173
07126001B	4420 Friendship Drive Matthews, NC 28104	Venture Entrepreneurs, LLC	Wayne K. Seale 3320 Oak Brook Drive Waxhaw, NC 28173
07126001	4400 & 4410 Friendship Dr. Matthews, NC 28104	LDH Rental Properties, LLC	PO Box 519 Indian Trail, NC 28079
07216001A	2505 Monroe Road Matthews, NC 28105	LDH Rental Properties, LLC	PO Box 519 Indian Trail, NC 28079
07144032	2500 Monroe Road Stallings, NC 28104	Ronnie H. Chapman and Mary F. Chapman	5933 Caroline Drive Matthews, NC 28104
07144031	Friendship Drive Matthews, NC 28104	Weldon D. Powell	9612 Stonebridge Way Charlotte, NC 28227
07144030	Friendship Drive Matthews, NC 28104	Weldon D. Powell	9612 Stonebridge Way Charlotte, NC 28227
07144034	112 Aurora Boulevard Matthews, NC 28104	Eastwood Forest Baptist Church	112 Aurora Boulevard Matthews, NC 28104
07126002A	2509 Old Monroe Road Stallings, NC 28104	F&B LLC	PO Box 2895 Matthews, NC 28106
07126002J	109 Ann Street Matthews, NC 28104	AJC LLC	1253 Buck Jones Road Raleigh, NC 27606

2019-708

07126002I	117 Ann Street Matthews, NC 28104	Jerry Mack Pressley and Lynda Pressley	117 Ann Street Matthews, NC 28104
07126002H	201 Ann Street Matthews, NC 28104	Bradford A. Kroll	10228 Gator Bay Court Naples, FL 34120
07126002G	209 Ann Street Matthews, NC 28104	Dung H. Tong	209 Ann Street Matthews, NC 28104
07126002	217 Anne Street Stallings, NC 28104	Tami Linn Osmer Mize and Brad Mize	217 Anne Street Stallings, NC 28104
07126006C	4024 Campus Ridge Road Matthews, NC 28105	John Y. Penninger and Katherine Penninger	PO Box 882 Matthews, NC 28106
07126006A	4020 Ridge Road Matthews, NC 28105	Michael M. Stephens	4020 Campus Ridge Road Matthews, NC 28104
07126006F	3939 Campus Ridge Road Stallings, NC 28104	Cheryl Drake-Bowers and Hugh Hawes	3939 Campus Ridge Road Matthews, NC 28105
07126006	Potter Road Matthews, NC 28105	Judy T. Drake	3816 Campus Ridge Road Matthews, NC 28105

11-27-19
2019-708

REZONING APPLICATION
APC TOWERS LLC, PETITIONER
JOINDER AGREMENT

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by APC Towers LLC that is designated as Tax Parcel No. 215-051-25 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application (as may be amended from time to time), naming APC Towers LLC as its agent for the purposes of said Rezoning Application, and hereby consents to the change in conditions for the Site to the I-1 (CD) zoning district and the construction of related improvements on the Site.

This 25 day of November, 2019.

COUCHELL FAMILY PROPERTIES, LLC

By: Anastasia Couchell
Name: Anastasia Couchell
Title: Manager

By: Stephanie Couchell
Name: Stephanie Couchell
Title: Manager

By: Emily Couchell by Anastasia Couchell as Power of Attorney
Name: Emily Couchell
Title: Manager

JOHNSTON
ALLISON HORD

R. Susanne Todd
Partner

WRITER'S E-MAIL ADDRESS:
stodd@jahlaw.com

WRITER'S DIRECT DIAL:
704-998-2306

November 27, 2019

Mary Jo Gollnitz, CZO
Senior Planner/Zoning Administrator
Town of Matthews
232 Matthews Station St.
Matthews, NC 28105

RE: Rezoning Application filed by APC Towers, LLC ("Applicant" or "APC Towers" for Change in Conditions from I-1(CD) to I-1(CD) ("Zoning Application") to allow for construction of a 120' stealth communications tower ("Monopine") at the rear of a +/- 4.880 AC site located at 2447 East John Street, Matthews, North Carolina and further identified as Tax Parcel # 215-051-25 (the "Site").

Dear Ms. Gollnitz:

Our firm represents Applicant in its request to use the above-referenced Site for a 120' stealth communications tower. Thank you for meeting with us to discuss both the proposed text amendment and change in conditions required to accomplish this goal.

Applicant is a national private "build to suit" communications tower developer with over 250 sites across 38 states nationwide. APC Towers is headquartered in Raleigh, North Carolina.

The Site is essentially the last parcel on the eastern side of East John Street before leaving the Town of Matthew and entering the Town of Stallings in Union County, and where East John Street becomes Old Monroe Road. The portion of the Site fronting East John Street is improved with a Restore store. The rear portion of the Site is vacant/heavily wooded and accessed by private Friendship Drive. The Site is currently zoned I-1(CD). Stealth communication towers up to 120' are allowed in I-2 zoning, but not in I-1 zoning. Therefore, we previously filed a text amendment to allow stealth towers up to 120' in I-1 zoning as well.

This letter is submitted along with the above-referenced Zoning Application to meet the requirements of Paragraph 12 of the *Instructions for filing a Change in Conditions*. The proposed Monopine will be 120 feet in height and built for immediate use by Verizon Wireless. The proposed tower will be constructed as a multiuser tower which will allow for collocation accommodations for other communication companies. The *Town of Matthews Land Use Plan 2012-2022* ("Land Use Plan") identifies the Site as located within a

Transitioning and Sensitive Area identified as the East John Street/485 Outer Loop Area (see *Section 4e, pp 101-103* attached hereto). The Land Use Plan, adopted in 2012, recommends planned office/employment park, light industrial and/or light warehousing uses for this area while cautioning against retail or service uses that may bring additional traffic. The *E. John Street/Outer Loop Area Small Area Plan* approved in January of 2017 ("Small Area Plan") drills down further, sectioning the 335 acres included in the Small Area Plan into geographical land use "blocks". The Consensus Build Out Scenario of the 28 acre block that encompasses the Site is envisioned for Office/Production/Distribution uses (see attached pages 182-185 of the Small Area Plan).

As described in the Small Area Plan, this area is to be considered a focal point of economic development with a satellite campus of Wingate University and the extension of the CATS rail corridor with unique opportunities for development due to proximity to the Central Piedmont Community College, Mecklenburg County Sportsplex, and the Entertainment District. Limited transportation infrastructure and public utilities has previously hindered development of this Area. Improvements to the existing wireless infrastructure with the addition of the proposed Monopine can only aid the Town of Matthews in achieving the goals set forth in the Plans. The proposed communications tower will allow higher cell and wireless communication availability, and filling in drop zones occurring due to the already high volume of users in the area.

We are requesting a waiver from the traffic study requirement as the proposed communications tower will cause little or no impact on the traffic in the area post construction.

This is an exciting time for the Town of Matthews. It is growing and thriving as a place for young families and businesses alike. As this area grows and develops, it is imperative to have essential communication infrastructure in place.

Sincerely,

JOHNSTON, ALLISON & HORD, P.A.

R. Susanne Todd

RST/
Enclosure

cc: Madison Lee, APC Towers

Town of Matthews

Land Use Plan

2012 - 2022

Recommended by Matthews Planning Board on November 28, 2012

Adopted by Matthews Board of Commissioners on December 10, 2012

4e. EAST JOHN STREET: OUTER LOOP AREA

East John Street is a major thoroughfare on the MUMPO Thoroughfare Plan and, as such, this roadway should be capable of moving larger volumes of traffic than its current capacity. The construction of the 485 Interchange at East John Street has compounded traffic issues, as well as placing an increased demand on development in the immediate vicinity.

In order to minimize traffic impacts, development here must be destination-oriented. The northern quadrant of the interchange has been identified as the future location of Wingate Commons (see corresponding study area in this section). The eastern quadrant was highlighted in the 2007 *Town of Matthews Strategic Economic Development Plan* as an ideal setting for a planned office park. Light industrial and/or light warehousing would also be appropriate land uses. Retail and quick-service uses should be limited because they would likely attract additional traffic from outside of the park. Adjacent to the interstate and a major thoroughfare, this area has plentiful economic development opportunities.

The East John 485 Outer Loop Area presents substantial planning challenges: development opportunity and traffic concerns.

The build-out of this area should complement adjacent land uses. Residential land uses across East John Street and potential residential uses along the McKee Road Corridor Area must be considered. A connector roadway to the future McKee Road extension or existing Campus Ridge Road will be needed as these land areas develop. Alternate transportation should be encouraged. The developer should install sidewalks, bike lanes, bike facilities and adequate lighting with any development proposal.

When constructed, these developments should limit access along East John Street. Access points on East John Street should align with existing access points whenever possible. Access points on other roads are encouraged.

The southwest side of East John Street is composed of single-family residential neighborhoods and is well-suited for residential infill development. There are density limitations in this location due to sparse availability of public utilities.

Though no plans exist to widen East John Street, municipalities in Union County are pressuring NCDOT to widen Old Monroe Road. This, in turn, will compound the bottleneck on East John Street upon entering the Town of Matthews. Therefore, coordination among the numerous agencies is necessary to plan this corridor widening in a logical progression. A cross section of the roadway would therefore be prudent for future purposes. This cross section should include dual-sided pedestrian sidewalks, bike lanes and adequate lighting for alternative transit. The Town should also design streetscaping plans specific to this interchange.

Several factors present challenges to this area. Since East John Street currently operates at capacity, there are concerns regarding an influx of traffic due to land development. Developers must be sensitive to the adjacent residential areas. Each development proposal must demonstrate effective traffic mitigation and minimize effects to neighboring residential areas. Proposals which substantially increase negative impacts to traffic and / or nearby neighborhoods should not be considered.

Overall, East John Street interchange is a prime location for land development opportunities. The 2007 *Town of Matthews Strategic Economic Development Plan* highlighted the northeastern side of East John Street as a focal point of economic development. Upcoming roadway projects and the extension of the CATS southeast corridor will bring increased visibility and additional people to the area. Wingate University will soon build a satellite campus here; Central Piedmont Community College has plans to expand services into this area. These developments will attract supportive uses to this area.

See also: East John Street Area; Wingate Commons; McKee Road Extension Area; Brightmoor; Bexley.

EAST JOHN STREET: OUTER LOOP AREA ACTION ITEMS:

1. *Create a harmonious balance between residential and commercial land uses in this area.*

2. *Design a cross section for East John Street which includes elements for alternative transportation modes.*

3. *Develop desired streetscape renderings of the East John Street at I-485 interchange including landscape, sidewalks, bike lanes, signage and lighting.*

4. *Promote development of a planned office / employment park, light warehousing, or light industrial uses in the northeastern quadrant of the interchange.*

5. *Limit retail or service uses in the northeastern quadrant.*

6. *Limit driveway access on East John Street.*

7. *Coordinate access point(s) on East John Street to align with any future driveway constructed in the Brightmoor Area.*

8. *Encourage the development of a connector roadway to the future McKee Road extension or existing Campus Ridge Road.*

9. *Discourage development that is dependent on East John Street for primary access.*

10. *Require developers to install buffers to eliminate added noise, light and air pollution and separate residential uses from non-residential uses.*

11. *Require all development along East John Street to have adequate buffers that effectively minimize adverse impacts of development.*

12. *Encourage light industrial uses along the CSX railroad tracks and prohibit the construction and/or expansion of heavy industrial uses.*

E JOHN STREET/ OUTER LOOP AREA SMALL AREA PLAN

Planning Board recommendation of approval 1/03/2017

Board of Commissioners approved 1/09/2017

INTRODUCTION

The land area around E John Street, south of I-485 and extending up to the CSX rail line, is one of the last large mostly-vacant sectors within the Town of Matthews. In the near future, this property is expected to become prime for development as E John Street/Old Monroe Rd is improved and widened. Planning the future conceptual build-out of this area therefore must be strategic and intentional. This study builds on the recommendations and strategies for this sector set forth in Chapter 4 of the Land Use Plan. This plan will create a vision for appropriate density of development for the study area and will provide recommendations for implementing the vision. This plan also identifies unique opportunities for development here due to the proximity to established neighborhoods, Central Piedmont Community College, the Mecklenburg County Sportsplex, and the future Entertainment District.

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
+/- 11 Acres
+/- 18 Acres
+/- 22 Acres
+/- 21 Acres
+/- 38 Acres
+/- 12 Acres
+/- 2 Acres
+/- 7 Acres
+/- 9 Acres
+/- 2 Acres
1 Acre
Mckee Road Extension
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.*

POLARIS 3G

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Search Results | Layers/Labels | Property Report | Zoom To

Property Key

Parcel ID	GIS ID
21505125	21505125

Address located on Property (Postal City)

2447 E JOHN ST MATTHEWS NC 28105

Owner Name	Mailing Address
COUCHELL FAMILY PROPERTIES LLC	3362 SMITH FARMS RD MATTHEWS NC 28104

Is the mailing address wrong? Request Change

Photo Date: 12/11/2014

Link To

Google Street View

Birdseye View maintained by Mecklenburg County

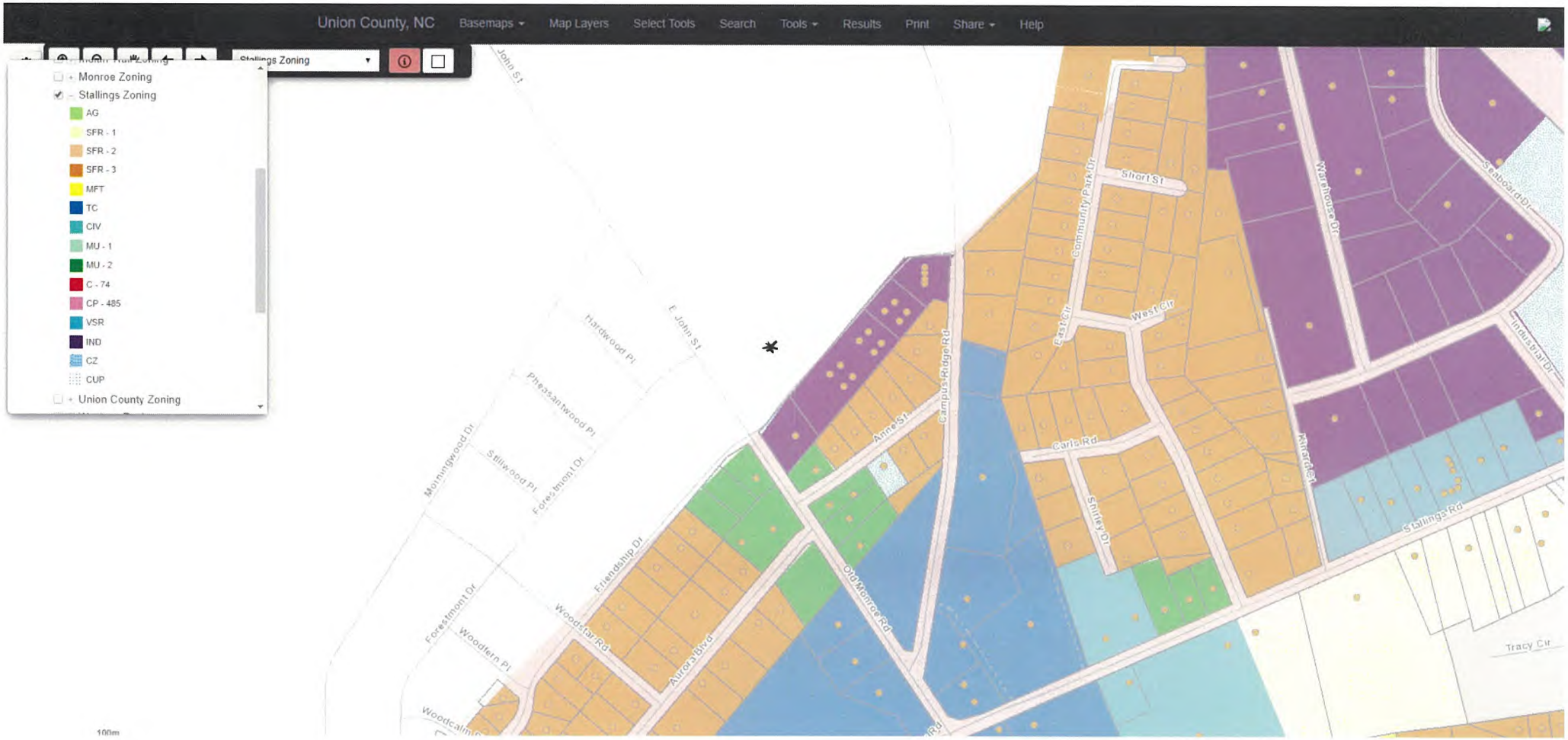
Unselect Property

Associated Information

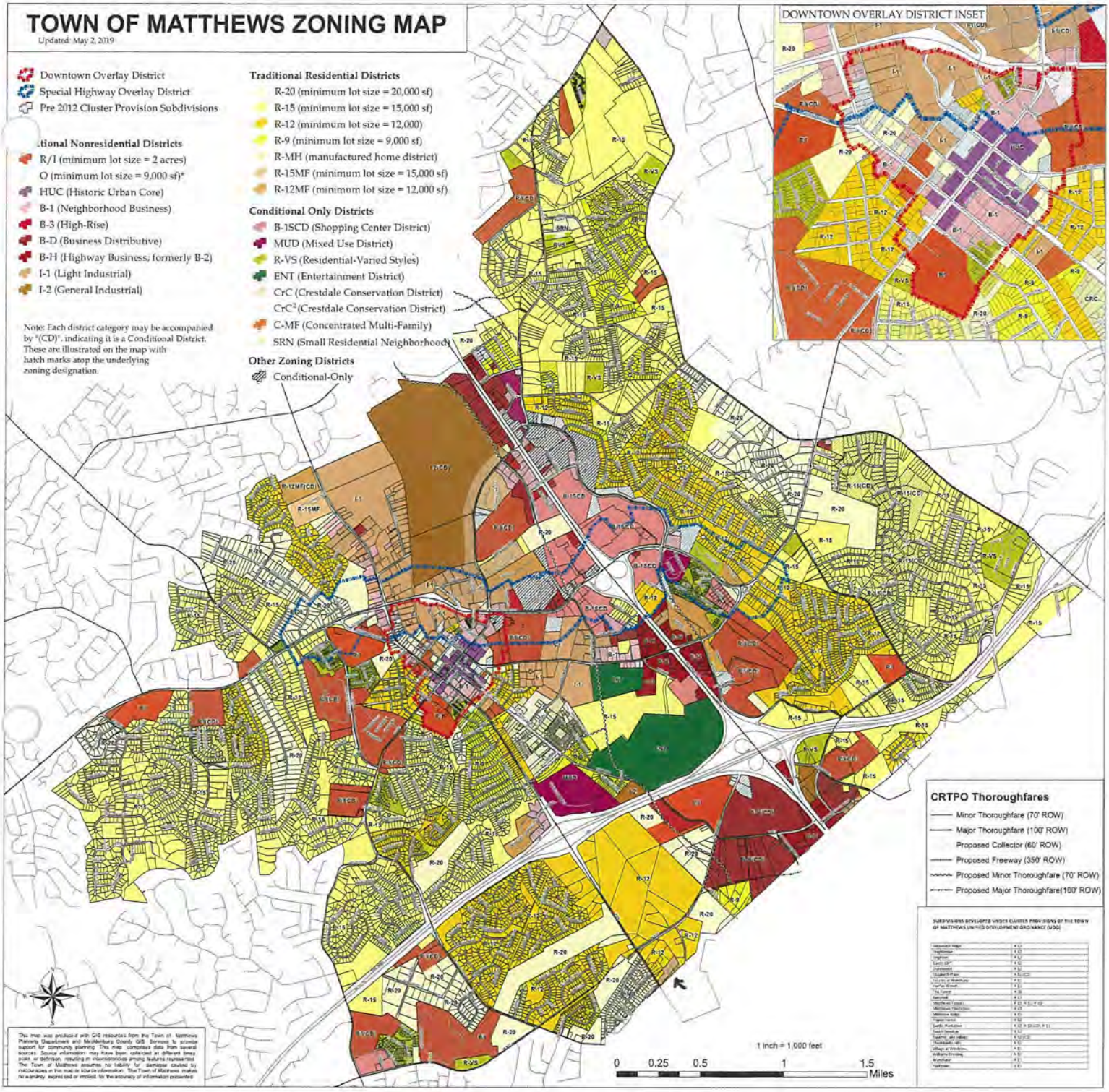
Legal Desc	NA
Land Area	4.880 AC
Fire District	Matthews

Tax Map - Mecklenburg County

Zoning Overlay for Proposed Site + Adjacent Parcels in Mecklenburg County



Zoning Overlay for adjacent parcels in Union County



*proposed site not located in Downtown Overlay district

POLARIS 3G

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Search Results | Layers/Labels | Property Report | Zoom To

Property Key

Parcel ID	GIS ID
21505125	21505125

Address located on Property (Postal City)

2447 E JOHN ST MATTHEWS NC 28105

Owner Name	Mailing Address
COUCHELL FAMILY PROPERTIES LLC	3362 SMITH FARMS RD MATTHEWS NC 28104

Is ownership or parcel boundary wrong? Request Change

Is the mailing address wrong? Request Change

Photo Date: 12/11/2014

Link To

Google Street View

Birdseye View maintained by Mecklenburg County

Unselect Property

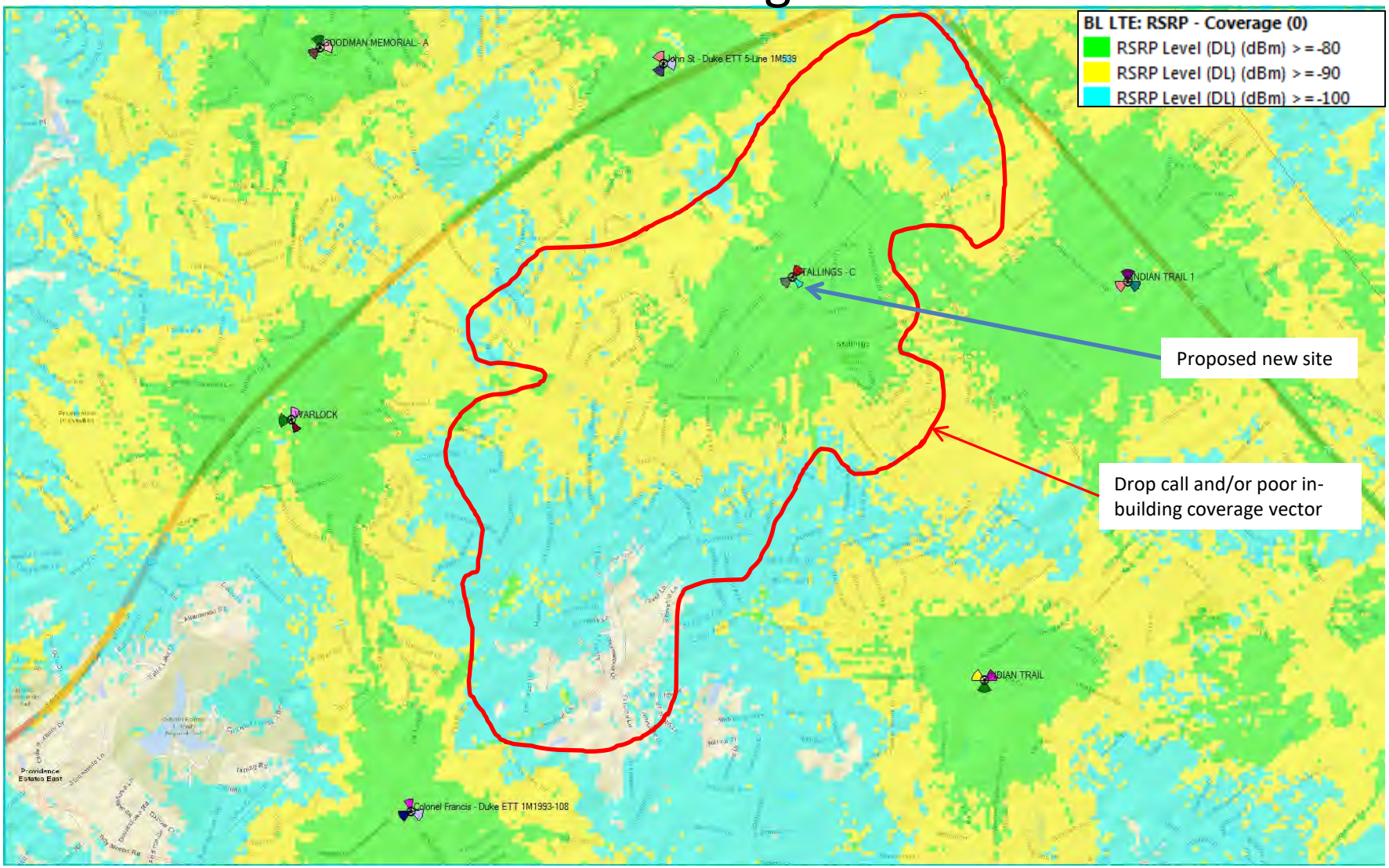
Associated Information

Legal Desc	NA
Land Area	4.880 AC

Mecklenburg County - Streets & Overlay Aerial

Union County - Streets + Overlay Aerial

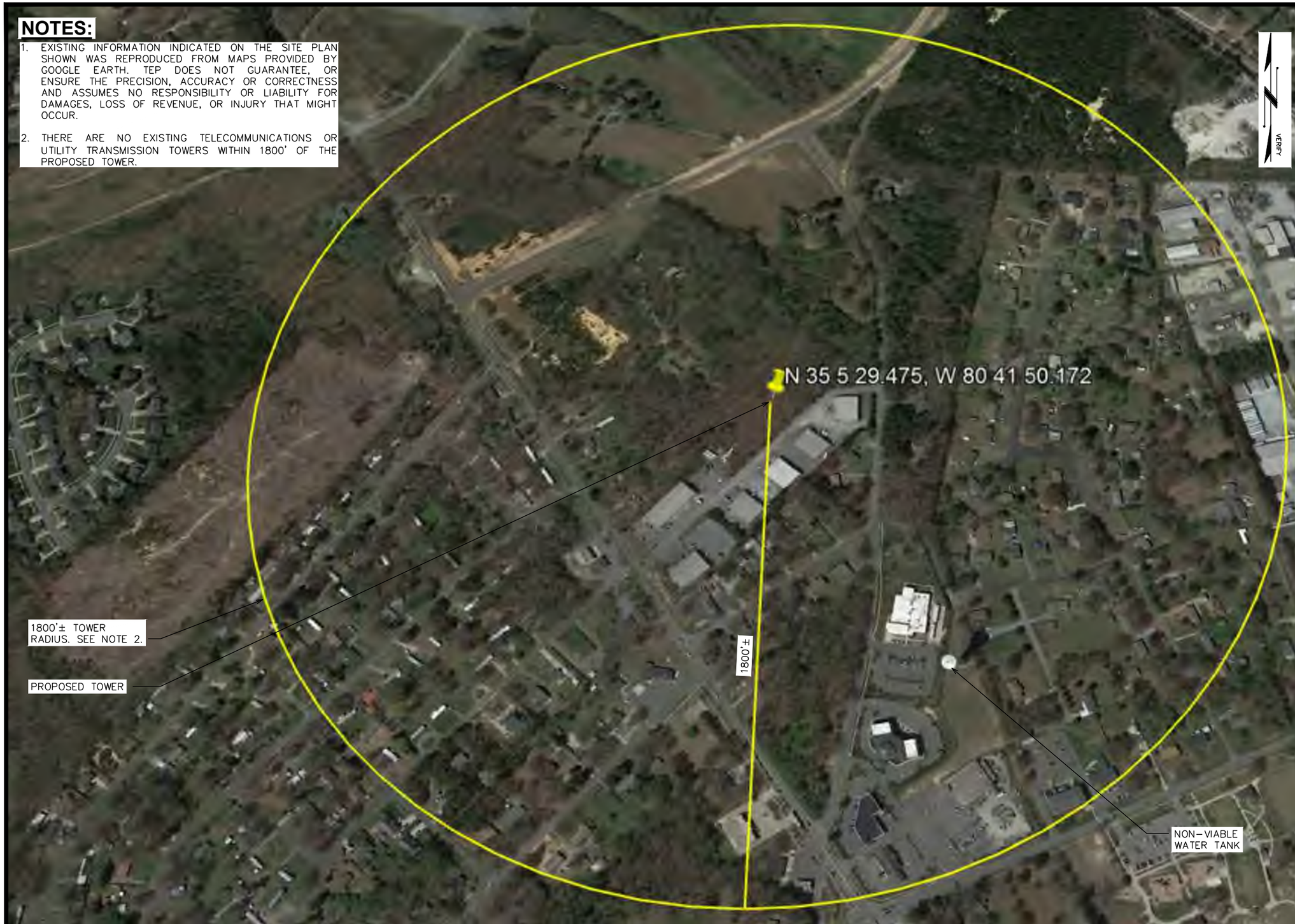
Existing and Proposed New Verizon Site at 120’ Height Coverage



NOTES:

1. EXISTING INFORMATION INDICATED ON THE SITE PLAN SHOWN WAS REPRODUCED FROM MAPS PROVIDED BY GOOGLE EARTH. TEP DOES NOT GUARANTEE, OR ENSURE THE PRECISION, ACCURACY OR CORRECTNESS AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE, OR INJURY THAT MIGHT OCCUR.

2. THERE ARE NO EXISTING TELECOMMUNICATIONS OR UTILITY TRANSMISSION TOWERS WITHIN 1800' OF THE PROPOSED TOWER.



VICINITY TOWERS EXHIBIT

SCALE: N.T.S.

PLANS PREPARED FOR:

APC Towers

8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1794

FOR REFERENCE ONLY

REV	DATE	ISSUED FOR:
0	11-22-19	VICINITY TOWERS EXHIBIT

DRAWN BY: JKW | CHECKED BY: SCB

SHEET TITLE:

VICINITY TOWERS EXHIBIT

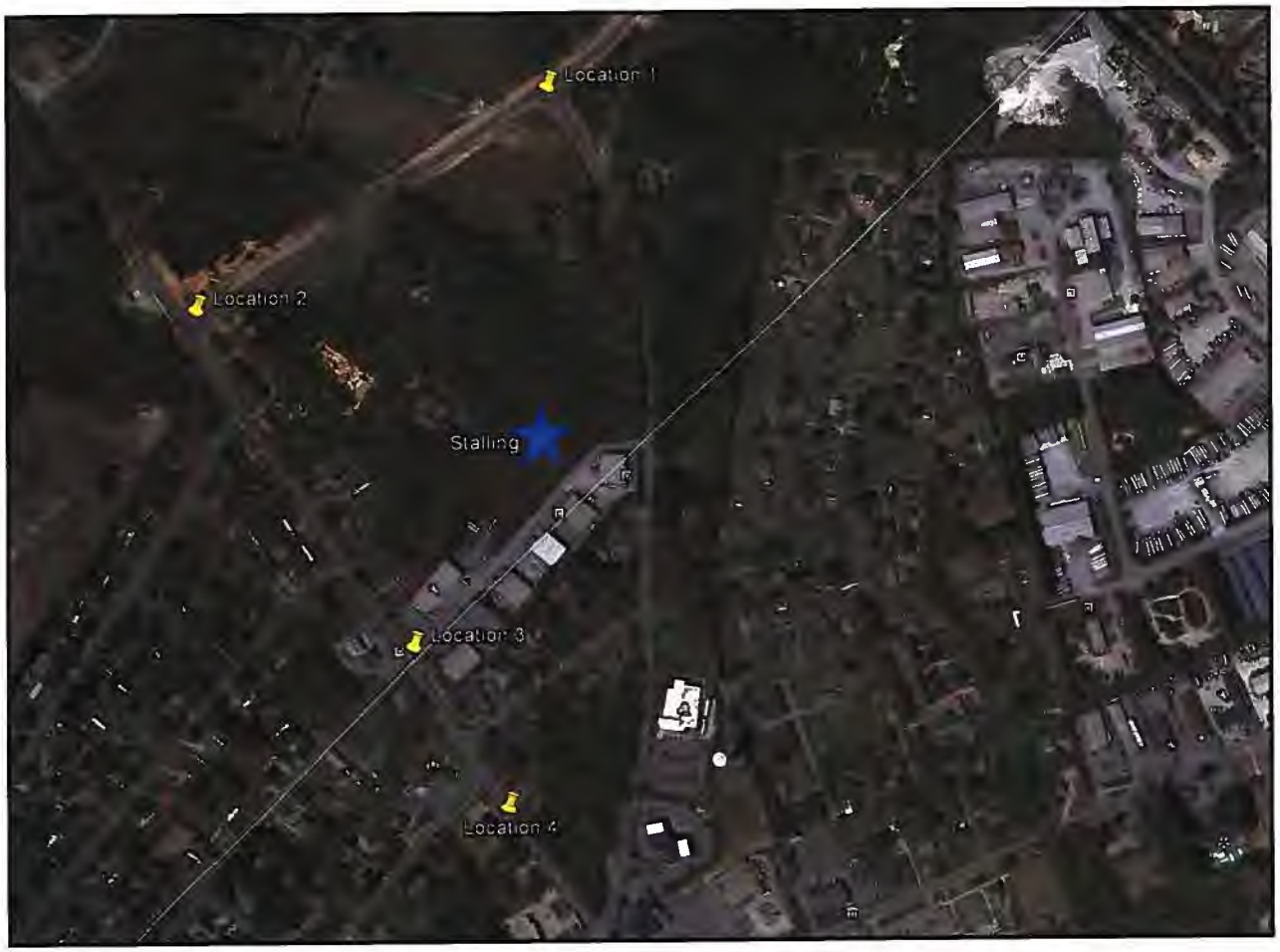
SHEET NUMBER: **C-1**

REVISION: 0

TEP #: 141883

NC-1512 Friendship Drive

Proposed Monopine
Friendship Drive
Morning Star, NC 28105
(Mecklenburg County)



NOTE:
Photo renderings are shown as artistic representations only, final site conditions may differ from what is shown.

PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.

APC Towers

Proposed Monopine
NC-1512 Friendship Drive
Friendship Drive
Morning Star, NC 28105
(Mecklenburg County)

LOCATION 1
(LOOKING SOUTH)

PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.

APC Towers

Proposed Monopine
NC-1512 Friendship Drive
Friendship Drive
Morning Star, NC 28105
(Mecklenburg County)

LOCATION 2
(LOOKING EAST)

PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.

APC Towers

Proposed Monopine
NC-1512 Friendship Drive
Friendship Drive
Morning Star, NC 28105
(Mecklenburg County)

LOCATION 3
(LOOKING NORTH)

PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.

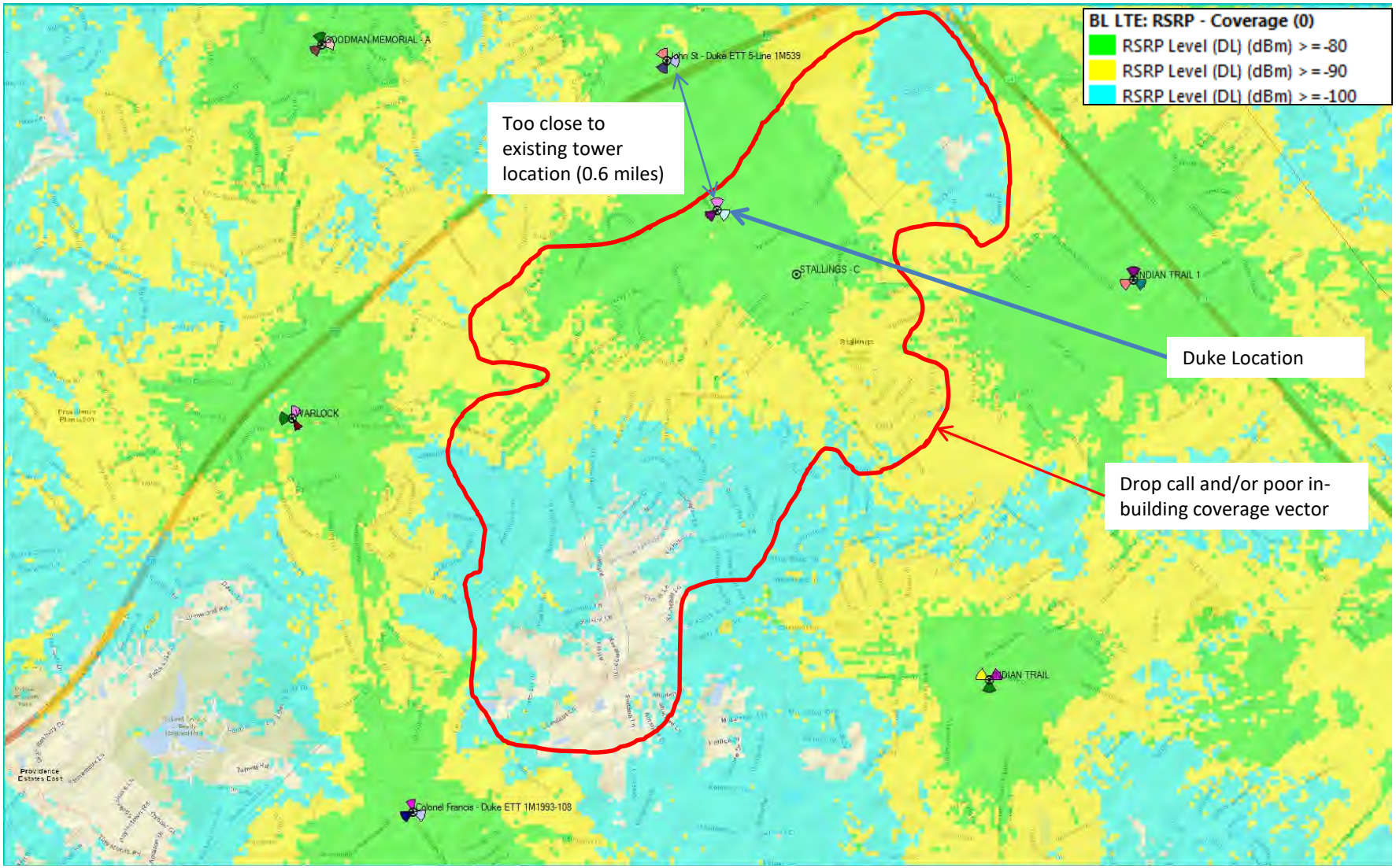
APCTowers

Proposed Monopine
NC-1512 Friendship Drive
Friendship Drive
Morning Star, NC 28105
(Mecklenburg County)

LOCATION 4
(LOOKING NORTH)
(TOWER NOT VISIBLE)

PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.

Existing and Proposed Duke Site at 120’ Height Coverage



Tower
Engineering
Professionals

Michael Nicosia <mnicosia@tepgroup.net>

FW: Existing New Stalling Tank & Pump Station - 235 Carl Rd., Cell Antenna Collocation

1 message

Hyong Yi <Hyong.Yi@unioncountync.gov> Mon, Oct 14, 2019 at 12:15
To: "mnicosia@tepgroup.net" <mnicosia@tepgroup.net>
Cc: Christopher Boyd <Christopher.Boyd@unioncountync.gov>, Scott Huneycutt <Scott.Huneycutt@unioncountync.gov>

Mr. Nicosia,

Your request found its way to me and I've taken the responsibility of replying directly to you rather than work through Chris Boyd as a middleman/messenger. For several public safety and operational reasons, Union County Public Works has not ever co-located any cellular equipment on our water towers. I do not see us changing this practice in the future.

Sincerely,

Hyong Yi
Public Works Adminstrator

From: Michael Nicosia [mailto:mnicosia@tepgroup.net]
Sent: Monday, October 7, 2019 1:57 PM
To: Christopher Boyd
Cc: Dean Glenn; Charles Swinson
Subject: Existing New Stalling Tank & Pump Station - 235 Carl Rd., Cell Antenna Collocation

WARNING: This email originated outside of our organization.

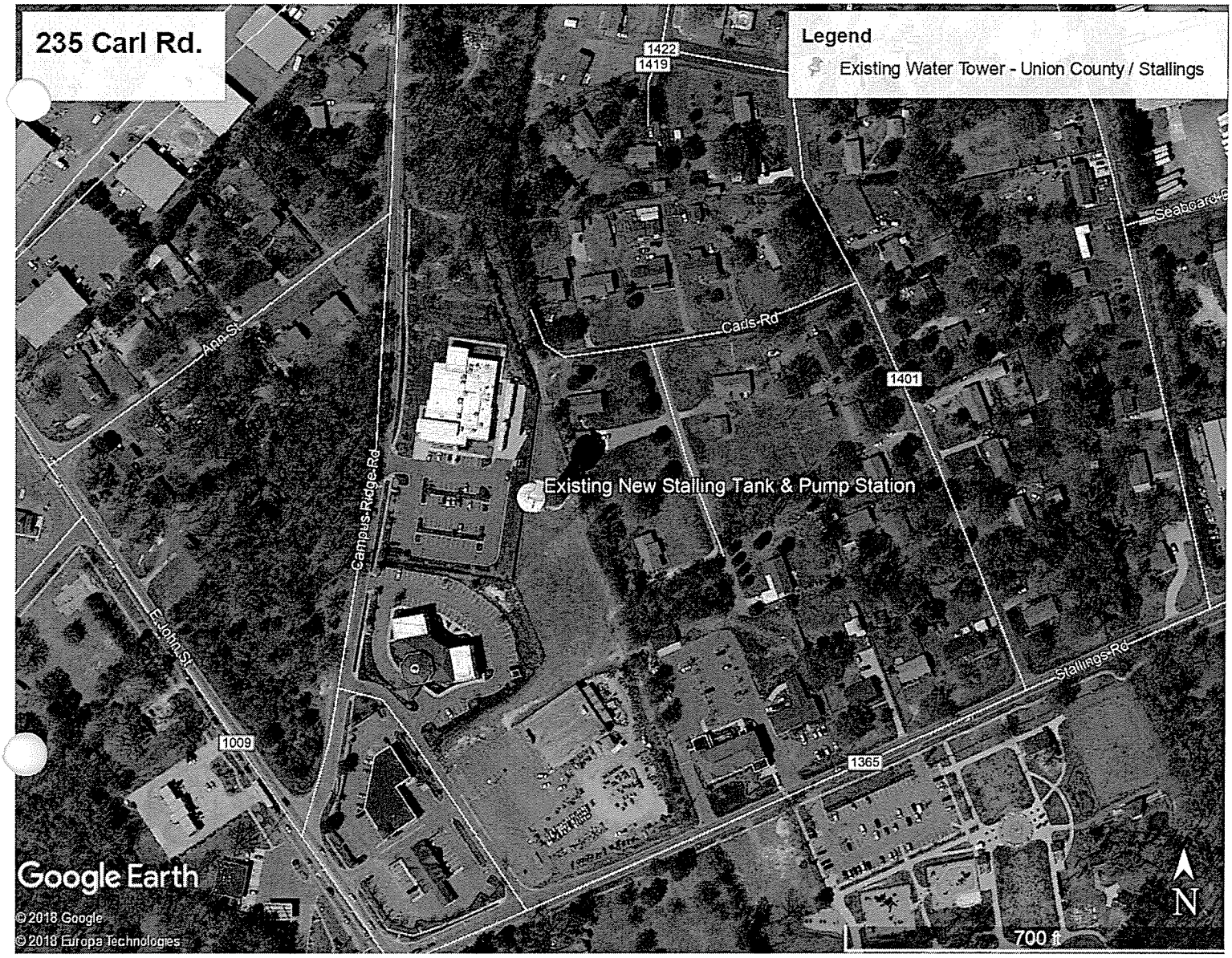
DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Chris,

Good afternoon.

Per my voicemail message, we are looking to review possible collocation opportunities in the Union County Area area (on existing structures). Specifically, we wanted to reach out to Union County Public Works to verify if it was possible to collocate on the existing New Stalling Tank & Pump Station located at 235 Carl Rd.

Please let me know at your earliest convenience.



Michael Nicosia

Division Manager | **Tower Engineering Professionals, Inc.** (www.tepgroup.net)
10700 Sikes Place, Suite 360, Charlotte, NC 28277|Office: (980) 202-5553 | Direct: (980) 202-5234 Mobile: (704) 900-4778
Civil | Surveying | Environmental | PM&E | Structural | Inspections | Geotechnical and Material Testing | Construction | Renewable Energy

From: Todd, Susanne
Sent: Wednesday, November 20, 2019 6:19 PM
To: 'Carpenter, Kimberly' <Kimberly.Carpenter@ci.charlotte.nc.us>
Cc: Czerr, David <dwczerr@ci.charlotte.nc.us>; Coffman, Shawn <scoffman@ci.charlotte.nc.us>; Hargrove, Ronald <Ron.Hargrove@ci.charlotte.nc.us>; Mazets, Olga <Olga.Mazets@ci.charlotte.nc.us>
Subject: RE: [EXT] RE: Availability of City Property

Kimberly:
Thank you for your prompt response.
I have discussed this with our client and you are correct, the carrier that will be locating on the proposed tower requires a 30 year lease.
I have now also learned that a minimum 15 lease is required just to break even on the tower construction.
Therefore, 5-10 is not an option that we can pursue.
Nonetheless, I truly appreciate your time and assistance in this matter.
Thank you again.
Susanne

From: Carpenter, Kimberly <Kimberly.Carpenter@ci.charlotte.nc.us>
Sent: Tuesday, November 12, 2019 9:09 AM
To: Todd, Susanne <stodd@jahlaw.com>
Cc: Czerr, David <dwczerr@ci.charlotte.nc.us>; Coffman, Shawn <scoffman@ci.charlotte.nc.us>; Hargrove, Ronald <Ron.Hargrove@ci.charlotte.nc.us>; Mazets, Olga <Olga.Mazets@ci.charlotte.nc.us>
Subject: RE: [EXT] RE: Availability of City Property

Susanne, Most of the telecommunication leases that I see are 20 years or longer. We would be interested in 5-10 year leases.

Thank you,

Kimberly Carpenter, PE
CHARLOTTE WATER
P:704-432-0741 | C:704-576-8366

From: Todd, Susanne [mailto:stodd@jahlaw.com]
Sent: Sunday, November 10, 2019 3:38 PM
To: Carpenter, Kimberly <Kimberly.Carpenter@ci.charlotte.nc.us>
Cc: Czerr, David <dwczerr@ci.charlotte.nc.us>; Coffman, Shawn <scoffman@ci.charlotte.nc.us>; Hargrove, Ronald <Ron.Hargrove@ci.charlotte.nc.us>; Mazets, Olga <Olga.Mazets@ci.charlotte.nc.us>
Subject: RE: [EXT] RE: Availability of City Property

EXTERNAL EMAIL: This email originated from the Internet. Do not click any images, links or open any attachments unless you recognize and trust the sender and know the content is safe. Please click the Phish Alert button to forward the email to Bad.Mail.

Thank you Kimberly:
Would you confirm what the City means by “short term”?
Susanne

From: Carpenter, Kimberly <Kimberly.Carpenter@ci.charlotte.nc.us>
Sent: Friday, November 8, 2019 3:53 PM
To: Todd, Susanne <stodd@jahlaw.com>
Cc: Czerr, David <dwczerr@ci.charlotte.nc.us>; Coffman, Shawn <scoffman@ci.charlotte.nc.us>; Hargrove, Ronald <Ron.Hargrove@ci.charlotte.nc.us>; Mazets, Olga <Olga.Mazets@ci.charlotte.nc.us>
Subject: RE: [EXT] RE: Availability of City Property

Susanne,

To follow up on our earlier discussion, the central location your engineer identified for a cell tower on the Campus Ridge property (PID 21505209) would limit the future use of this parcel. Matthews Fire Department and other public entities have already requested the use of this parcel and there is also a possibility that Charlotte Water would use this land for system expansion in the future. If the tower could be located on an outside corner of the property, we would be receptive to a short-term ground lease agreement. Let me know if this is something you would like to pursue.

Thank you,

Kimberly Carpenter, PE
CHARLOTTE WATER
P:704-432-0741 | C:704-576-8366

From: Todd, Susanne [mailto:stodd@jahlaw.com]
Sent: Tuesday, October 29, 2019 4:54 PM
To: Czerr, David <dwczerr@ci.charlotte.nc.us>; Coffman, Shawn <scoffman@ci.charlotte.nc.us>
Cc: Carpenter, Kimberly <Kimberly.Carpenter@ci.charlotte.nc.us>
Subject: RE: [EXT] RE: Availability of City Property

EXTERNAL EMAIL: This email originated from the Internet. Do not click any images, links or open any attachments unless you recognize and trust the sender and know the content is safe. Please click the Phish Alert button to forward the email to Bad.Mail.

Thank you so much.
Ms. Carpenter, will you let me know your availability to discuss this property?
Susanne

From: Czerr, David <dwczerr@ci.charlotte.nc.us>
Sent: Tuesday, October 29, 2019 2:49 PM
To: Todd, Susanne <stodd@jahlaw.com>; Coffman, Shawn <scoffman@ci.charlotte.nc.us>
Cc: Carpenter, Kimberly <Kimberly.Carpenter@ci.charlotte.nc.us>
Subject: RE: [EXT] RE: Availability of City Property

Ms. Todd,

I'm forwarding your email to Kimberly Carpenter who manages Charlotte Water real estate. She's your best resource on this subject.

Thanks, David Czerr

From: Todd, Susanne
Sent: Friday, October 25, 2019 2:57 PM
To: 'scoffman@ci.charlotte.nc.us' <scoffman@ci.charlotte.nc.us>; 'Czerr, David' <dwczerr@ci.charlotte.nc.us>
Subject: RE: Availability of City Property

Gentlemen:
I am resending to Mr. Czerr's correct email address.
Thank you.
Susanne

From: Todd, Susanne
Sent: Friday, October 25, 2019 2:49 PM
To: 'scoffman@ci.charlotte.nc.us' <scoffman@ci.charlotte.nc.us>; 'dwezerr@ci.charlotte.nc.us' <dwezerr@ci.charlotte.nc.us>
Subject: Availability of City Property

Good afternoon Mr. Coffman and Mr. Czerr:
Our firm represents a cell tower company that desires to construct a communications facility on property located in the Town of Matthews
In connection with the rezoning of the property, the Town has asked us to look alternative sites, including the attached property at Campus Ridge/Johnson Lane.
Would either of you call me regarding this property and the City's proposed development of same?
My direct is 704.998.2306.
Thank you,
Susanne

R. Susanne Todd, Partner

<image001.png>

1065 East Morehead St. | Charlotte, NC 28204
Phone: 704-332-1181 | Fax: 704-376-1628
stodd@jahlaw.com | www.jahlaw.com

Member: Meritas Law Firms Worldwide

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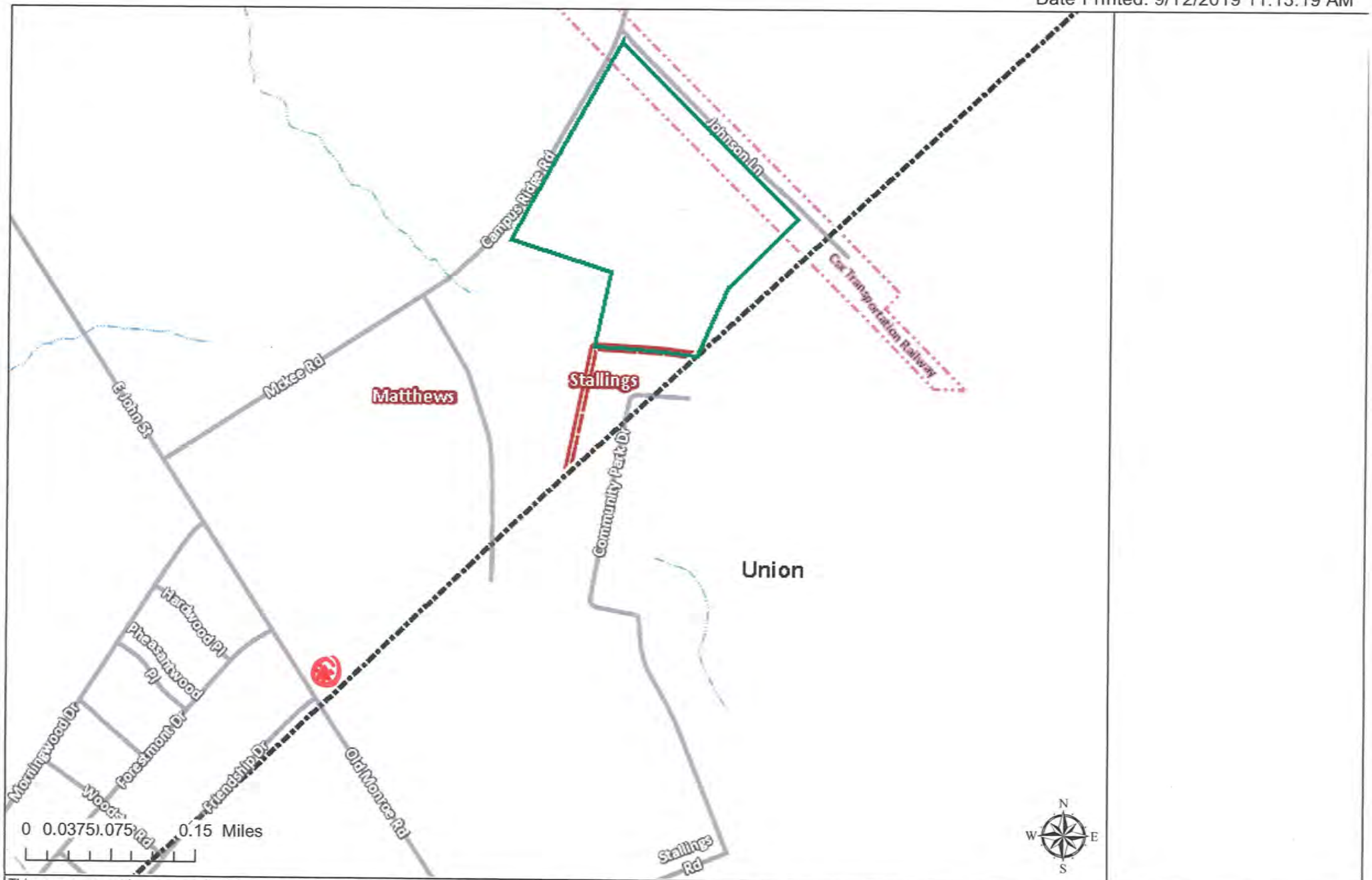
Polaris 3G Map – Mecklenburg County, North Carolina

City of Charlotte #21505209

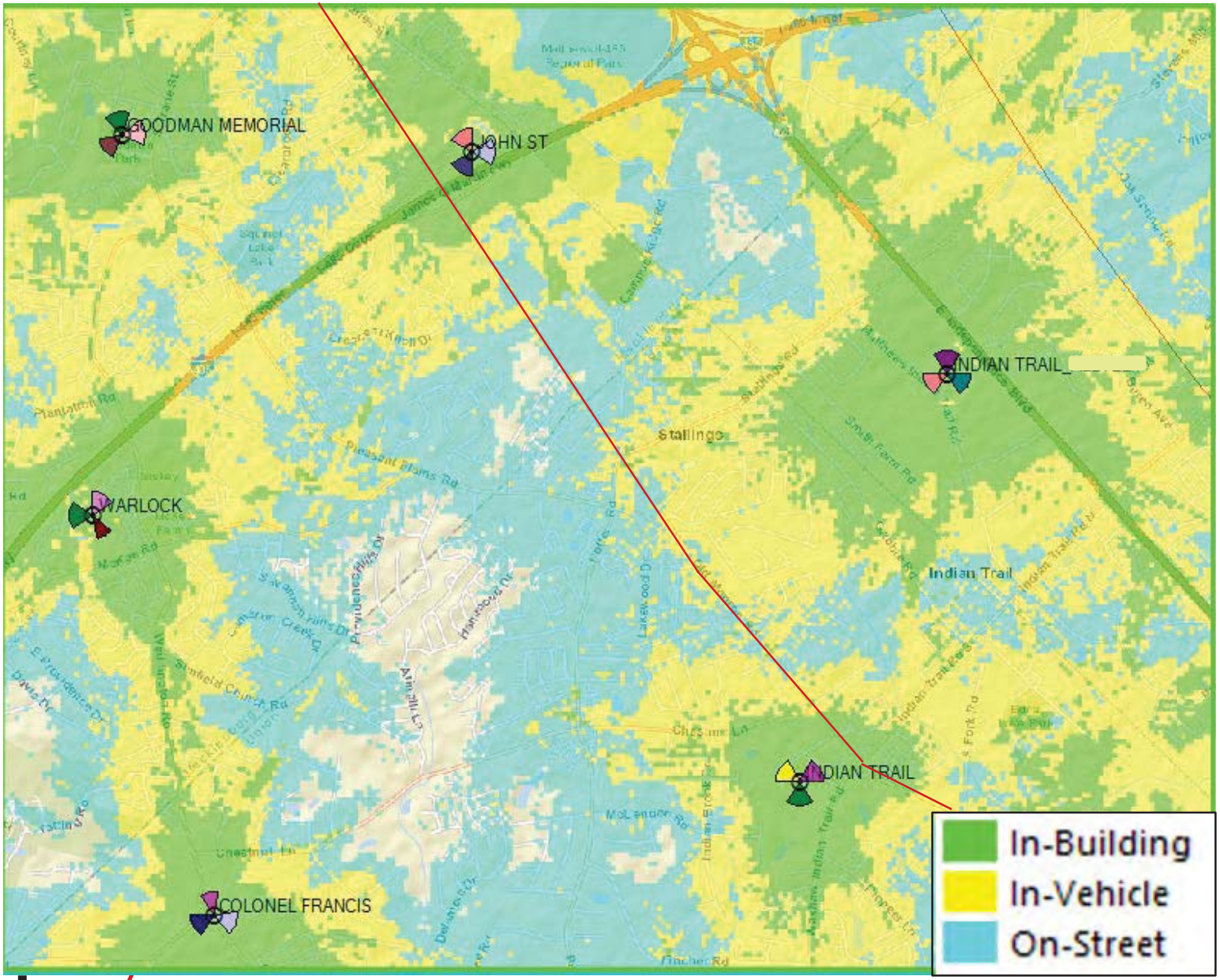
Date Printed: 9/12/2019 11:13:19 AM



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 2019-708
2/5/2020

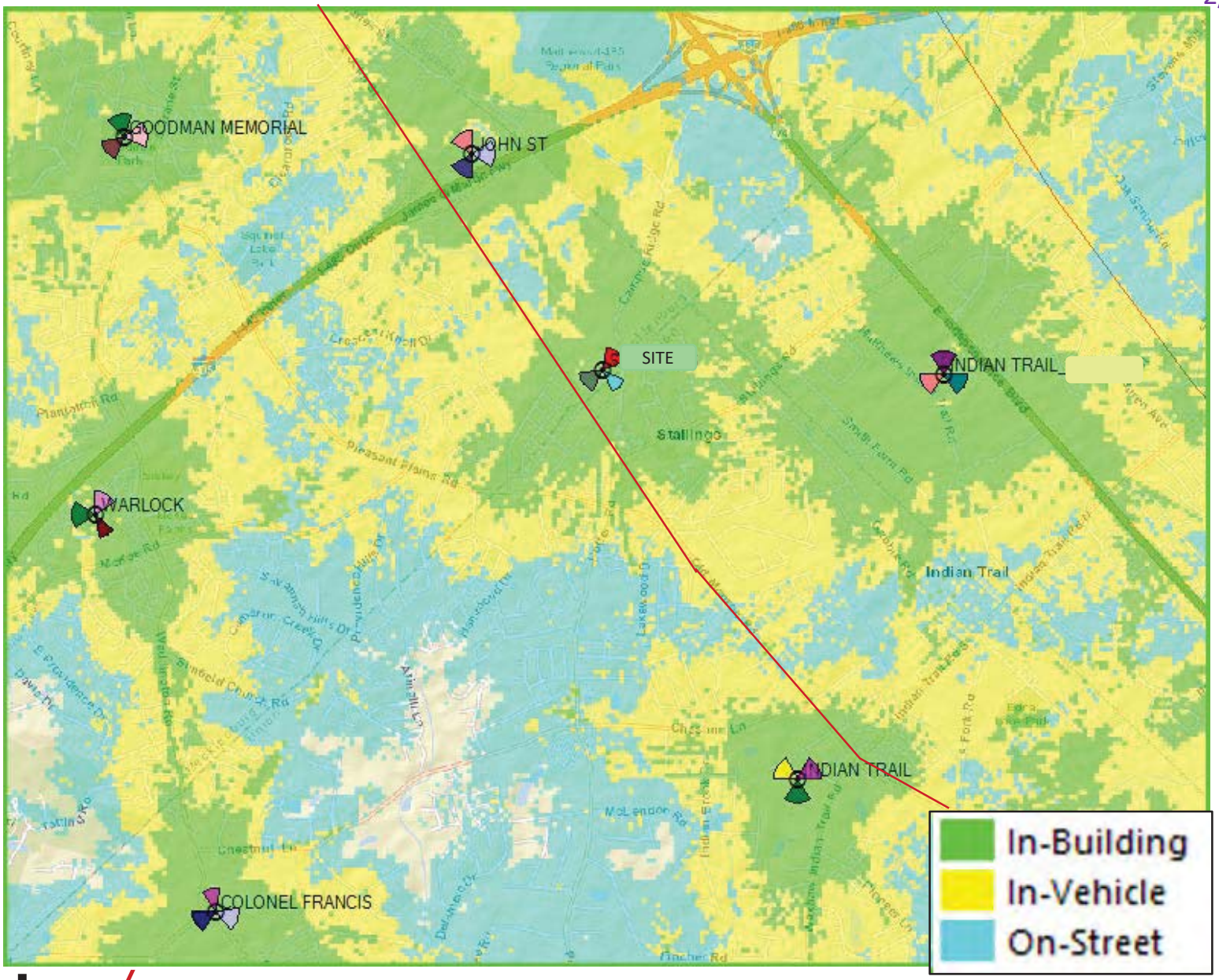
Current VZW 4G LTE Coverage



verizon

Proposed VZW 4G LTE Coverage

CURRENT 2019-708
2/5/2020



verizon

SITE NAME:	NC-1512 FRIENDSHIP DRIVE
PROJECT DESCRIPTION:	PROPOSED TELECOMMUNCATIONS FACILITY
TOWER TYPE:	118' MONOPINE (120' T/APPURTENANCE)
SITE ADDRESS:	2447 E. JOHN ST. MATTHEWS, NC 28105 (MECKLENBURG COUNTY)
JURISDICTION:	TOWN OF MATTHEWS
DISTURBED AREA:	0.17 AC (7,385 ± SQ. FT.)
PROPOSED LAND USE:	TELECOMMUNICATIONS FACILITY
CURRENT LAND USE:	INDUSTRIAL
CURRENT ZONING:	I-1
PIN:	21505125

PROJECT INFORMATION

LATITUDE N 35° 05' 29.475" (NAD '83)
LONGITUDE W 80° 41' 50.172" (NAD '83)

EXISTING GROUND ELEV. (AMSL) = 768.4' ± (NAVD '88)

TOWER COORDINATES

LOCATION MAP

FROM RALEIGH, NC: TAKE PREFERRED ROUTE TO I-40 W. CONTINUE ON I-40 W FOR APPROXIMATELY 70 MILES. KEEP LEFT TO MERGE ONTO I-85 S AND CONTINUE FOR APPROXIMATELY 80 MILES. TAKE EXIT 48 FOR INNER INTERSTATE 485 TOWARDS MATTHEWS/I-77 N/HUNTERSVILLE. CONTINUE ON I-485 INNER S FOR 22 MILES THEN TAKE EXIT 52 FOR E JOGN ST E TOWARDS MATTHEWS. TURN LEFT ONTO E JOHN ST THEN TURN LEFT ONTO FRIENDSHIP DR. SITE IS ON YOUR LEFT.

DRIVING DIRECTIONS

APC Towers

CURRENT 2019-708 2/5/2020

8601 SIX FORKS ROAD SUITE 250
RALEIGH, NC 27615
(919) 324-1922

SITE NAME:
NC-1512 FRIENDSHIP DRIVE

2447 E. JOHN ST.
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

TOWER OWNER:

NAME:	APC TOWERS
ADDRESS:	8601 SIX FORKS ROAD SUITE 250
CITY, STATE, ZIP:	RALEIGH, NC 27615
CONTACT:	PAUL ALVAREZ
PHONE:	(919) 249-7732

SURVEYOR:

NAME:	SMW ENGINEERING GROUP INC.
ADDRESS:	158 BUSINESS CENTER DRIVE
CITY, STATE, ZIP:	BIRMINGHAM, ALABAMA 35244
CONTACT:	ANDREW A. KRAMER, P.L.S.
PHONE:	(205) 252-6985

CIVIL ENGINEER:

NAME:	TOWER ENGINEERING PROFESSIONALS
ADDRESS:	326 TRYON ROAD
CITY, STATE, ZIP:	RALEIGH, NC 27603
CONTACT:	JOHN H. BEST III, P.E.
PHONE:	(919) 661-6351

ELECTRICAL ENGINEER:

NAME:	TOWER ENGINEERING PROFESSIONALS
ADDRESS:	326 TRYON ROAD
CITY, STATE, ZIP:	RALEIGH, NC 27603
CONTACT:	MARK S. QUAKENBUSH, P.E.
PHONE:	(919) 661-6351

PROPERTY OWNER:

NAME:	COUCHELL FAMILY PROPERTIES, LLC
ADDRESS:	3362 SMITH FARMS ROAD
CITY, STATE, ZIP:	MATTHEWS, NC 28104
CONTACT:	COUCHELL FAMILY PROPERTIES, LLC
PHONE:	UNKNOWN

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. NORTH CAROLINA BUILDING CODE (2018 EDITION)
2. NORTH CAROLINA CODE COUNCIL
3. ANSI/TIA-222-G-2-2009
4. 2017 NCEC (W/ 2017 NC AMENDMENTS)
5. LOCAL BUILDING CODE
6. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

UTILITIES:

POWER COMPANY:	DUKE ENERGY
CONTACT:	CUSTOMER SERVICE
PHONE:	(800) 777-9898
METER # NEAR SITE:	UNKNOWN
XFMR # NEAR SITE:	UNKNOWN

TELEPHONE COMPANY:	AT&T
CONTACT:	CUSTOMER SERVICE
PHONE:	(800) 331-0500
PHONE # NEAR SITE:	UNKNOWN
PEDESTAL # NEAR SITE:	UNKNOWN

CONTACT INFORMATION

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	13
T-2 - T-6	APPENDIX B	8
N-1	PROJECT NOTES	12
C-1	SITE PLAN	12
C-1A	PROPERTY VICINITY MAP	13
C-1BC	PROPERTY INFORMATION	8
C-2	COMPOUND DETAIL	12
C-3	TOWER ELEVATION	12
C-4	GRADING & EROSION CONTROL PLAN	12
C-5	SILT FENCE DETAILS	8
C-6	ACCESS ROAD DETAILS	8
C-7	FENCE DETAILS	8
C-8	TREE PROTECTION PLAN	12
L-1	LANDSCAPING PLAN	11
L-2	LANDSCAPING DETAILS	8
E-1	ELECTRICAL NOTES	8
E-2	SERVICE RACK DETAILS	8
E-3	TOWER GROUNDING PLAN	11
E-4	GROUNDING DETAILS I	8
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INDEX OF SHEETS

PLANS PREPARED BY:

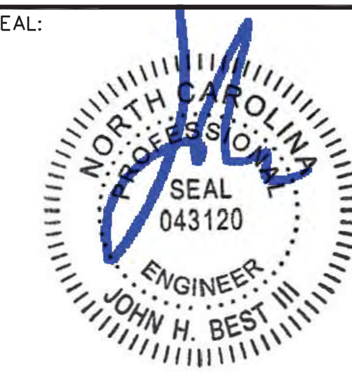
TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1794

REV	DATE	ISSUED FOR:
13	01-30-20	CONSTRUCTION
12	01-28-20	CONSTRUCTION
11	01-27-20	CONSTRUCTION
10	01-06-20	CONSTRUCTION
9	11-25-19	CONSTRUCTION
8	11-21-19	CONSTRUCTION
7	11-05-19	CONSTRUCTION
6	10-24-19	CONSTRUCTION
5	09-01-19	CONSTRUCTION

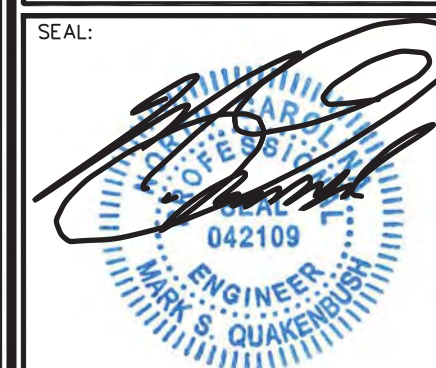
DRAWN BY: SAT | CHECKED BY: MWS

SEAL:



January 30, 2020

SEAL:



January 30, 2020

SHEET NUMBER: **T-1**

REVISION: 13

TEP #: 141883

CURRENT 2019-708
2/5/2020

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)
(Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: NC-1512 FRIENDSHIP DRIVE
Address: 2447 EAST JOHN STREET, MATTHEWS, NC Zip Code 28105
Owner/Authorized Agent: Paul Alvarez Phone # (919) 244 - 7732 E-Mail PALVAREZ@APCTOWERS.COM
Owned By: ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☐ City_____ ☒ County MECKLENBURG ☐ State

CONTACT: Tower Engineering Professionals

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural				( )	
Civil	Tower Engineering Professionals	John H. Best, III	043120	(919) 661-6351	jbest@tepgroup.net
Electrical	Tower Engineering Professionals	Mark S. Quakenbush	042109	(919) 661-6351	mquakenbush@tepgroup.net
Fire Alarm				( )	
Plumbing				( )	
Mechanical				( )	
Sprinkler-Standpipe				( )	
Structural				( )	
Retaining Walls >5' High				( )	
Other				( )	

("Other" should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

2018 NC BUILDING CODE: ☒ New Building ☐ Addition ☐ Renovation
☐ 1st Time Interior Completion
☐ Shell/Core - Contact the local inspection jurisdiction for possible additional procedures and requirements
☐ Phased Construction - Shell/Core- Contact the local inspection jurisdiction for possible additional procedures and requirements

2018 NC EXISTING BUILDING CODE: EXISTING: ☐ Prescriptive ☐ Repair ☐ Chapter 14
Alteration: ☐ Level I ☐ Level II ☐ Level III
☐ Historic Property ☐ Change of Use

CONSTRUCTED: (date) _____ **CURRENT OCCUPANCY(S)** (Ch. 3): _____
RENOVATED: (date) _____ **PROPOSED OCCUPANCY(S)** (Ch. 3): _____

OCCUPANCY CATEGORY (Table 1604.5): **Current:** ☐ I ☐ II ☐ III ☐ IV
Proposed: ☐ I ☐ II ☐ III ☐ IV

BASIC BUILDING DATA
Construction Type: ☐ I-A ☐ II-A ☐ III-A ☐ IV ☐ V-A
(check all that apply) ☐ I-B ☒ II-B ☐ III-B ☐ V-B
Sprinklers: ☒ No ☐ Partial ☐ Yes ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
Standpipes: ☒ No ☐ Yes Class ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
Fire District: ☐ No ☐ Yes **Flood Hazard Area:** ☒ No ☐ Yes
Special Inspections Required: ☐ No ☐ Yes (Contact the local inspection jurisdiction for additional procedures and requirements.)

Gross Building Area Table

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
3rd Floor		N/A	
2nd Floor		N/A	
Mezzanine		N/A	
1st Floor		N/A	
Basement		N/A	
TOTAL			

ALLOWABLE AREA

Primary Occupancy Classification(s): Select one Select one Select one Select one Select one Select one
Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business ☐
Educational ☐
Factory ☐ F-1 Moderate ☐ F-2 Low
Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional ☐ I-1 Condition ☐ 1 ☐ 2
☐ I-2 Condition ☐ 1 ☐ 2
☐ I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ I-4
Mercantile ☐
Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 Moderate ☒ S-2 Low ☐ High-piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐

Accessory Occupancy Classification(s): N/A
Incidental Uses (Table 509): N/A
Special Uses (Chapter 4 – List Code Sections): N/A
Special Provisions: (Chapter 5 – List Code Sections): N/A
Mixed Occupancy: ☒ No ☐ Yes Separation: Exception: _____

☐ Non-Separated Use (508.3) - The required ty the building shall be determined by applying the ns for each of the applicable occupanci The most restrictive type of constru ll apply to the entire building.

☐ Separated Use (508.4) - See belo or each story, the area of the occupancy shall be su ios of the actual floor area of each use divided by the each use shall not exceed 1.

Actual Area of Occupan area of Occupancy B ≤ 1
Allowable Area of Occu le Area of Occupancy B

_____ + ... = _____ ≤ 1.00

N/A
NOT A BUILDING

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE
2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1794

NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III
November 21, 2019

REV	DATE	ISSUED FOR:
8	11-21-19	CONSTRUCTION
7	11-05-19	CONSTRUCTION
6	10-24-19	CONSTRUCTION
5	08-01-19	CONSTRUCTION

DRAWN BY: JKW CHECKED BY: JKW

SHEET TITLE:
APPENDIX B

SHEET NUMBER: **T-2**
REVISION: 8
TEP #: 141883

CURRENT 2019-708
2/5/2020

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2[4] AREA	(C) AREA FOR FRONTAGE INCREASE[1,5]	(D) ALLOWABLE AREA PER STORY OR UNLIMITED[2,3]

N/A
NOT A BUILDING

[1] Frontage area increases from Section 506.2 are
a. Perimeter which fronts a public way feet minimum width = _____ (F)
b. Total Building Perimeter
c. Ratio (F/P) = _____ (F/
d. W = Minimum width of pub W)
e. Percent of frontage increa x W/30 = _____ (%)
[2] Unlimited area applicable under con 507.
[3] Maximum Building Area = total numb n the building x D (maximum3 stories) (506.2).
[4] The maximum area of open parking garag t comply with Table 406.5.4. The maximum area of air traffic control towers must comply with Table 412.2.1.
[5] Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT

	ALLOWABLE	PLANS	CODE REFERENCE
Building Height in Feet (Table 504.3)			
Building Height in Stories (Table 504.4)			

[1] Provide code reference if the "Shown on Plans" quantity is not b

N/A
NOT A BUILDING

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D	RATING PROVIDED (W/_____* REDUCTION)	DETAIL # AND SHEET	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses							
Bearing Walls							
Exterior							
North							
East							
West							
South							
Interior							
Nonbearing Walls and Partitions							
Exterior walls							
North							
East							
West							
South							
Interior walls and partitions							
Floor Construction Including supporting beams and joists							
Floor Ceiling Assembly							
Columns Supporting Floors							
Roof Construction, including supporting beams and joists							
Roof Ceiling Assembly							
Columns Supporting Roof							
Shaft Enclosures - Exit							
Shaft Enclosures - Other							
Corridor Separation							
Occupancy/Fire Barrier Separation							
Party/Fire Wall Separation							
Smoke Barrier Separation							
Smoke Partition							
Tenant/Dwelling Unit/ Sleeping Unit Separation							
Incidental Use Separation							

N/A
NOT A BUILDING

N/A
NOT A BUILDING

* Indicate section number permitting reduction

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE
2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1794

NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III
November 21, 2019

REV	DATE	ISSUED FOR:
8	11-21-19	CONSTRUCTION
7	11-05-19	CONSTRUCTION
6	10-24-19	CONSTRUCTION
5	08-01-19	CONSTRUCTION

DRAWN BY: JKW | CHECKED BY: JKW

SHEET TITLE:

APPENDIX B

SHEET NUMBER: **T-3**
REVISION: 8
TEP #: 141883

CURRENT 2019-708
2/5/2020

PERCENTAGE OF WALL OPENING CALCULATIONS

Fire Separation Distance (Feet) from Property Lines	Degree of Openings Protection (Table 705.8)	Allowable Area (%)	Actual Shown on Plans (%)

N/A
NOT A BUILDING

LIF[illegible] REQUIREMENTS

Emergency Lighting: [illegible]
Exit Signs: [illegible]
Fire Alarm: [illegible]
Smoke Detection Systems: [illegible] ☐ Yes ☐ Partial _____
Panic Hardware: ☐ [illegible] ☐ Yes

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: _____

- ☐ Fire and/or smoke rated wall locations (Chapter 7)
- ☐ Assumed and real property line locations (if not on the site plan)
- ☐ Exterior wall opening area with respect to distance to assum[illegible] property lines (705.8)
- ☐ Occupancy Use for each area as it relates to occupant loa[illegible]tion (Table 1004.1.2)
- ☐ Occupant loads for each area
- ☐ Exit access travel distances (1017)
- ☐ Common path of travel distances (Tables 1006[illegible]
- ☐ Dead end lengths (1020.4)
- ☐ Clear exit widths for each exit door
- ☐ Maximum calculated occupant load [illegible]an accommodate based on egress width (1005.3)
- ☐ Actual occupant load for each exi[illegible]
- ☐ A separate schematic plan ind[illegible] floor/ceiling and/or roof structure is provided for purposes of occupancy sep[illegible]
- ☐ Location of doors with pan[illegible]10)
- ☐ Location of doors with delayed [illegible] and the amount of delay (1010.1.9.7)
- ☐ Location of doors with electroma[illegible]gress locks (1010.1.9.9)
- ☐ Location of doors equipped with hold-open devices
- ☐ Location of emergency escape windows (1030)
- ☐ The square footage of each fire area (202)
- ☐ The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
- ☐ Note any code exceptions or table notes that may have been utilized regarding the items above

N/A
NOT A BUILDING

ACCESSIBLE DWELLING UNITS
(SECTION 1107)

Total Units	Accessible Units Required	Accessible Units Provided	Type A Units Required	Type A Units Provi[illegible]	[illegible]B	Type B Units Provided	Total Accessible Units Provided

N/A
NOT A BUILDING

AC[illegible]

Lot or Parking Area	Total # of Parking [illegible] Required	[illegible]	[illegible]	Accessible Spaces Provided: Van Spaces With 132" Access Aisle	Accessible Spaces Provided: Van Spaces With 8' Access Aisle	Total # Accessible Provided
Total						

PLUMBING FIXTURE REQUIREMENTS
(TABLE 2902.1)

Use		Waterclosets Male	Waterclosets Female	Waterclosets Unisex	Urinals	Lavatories Male	Lavatories Fem[illegible]	Lavatories Unisex	Showers /Tubs	Drinking Fountains Regular	Drinking Fountains Accessible
Space	Exist'g										
	New										
	Req'd										

N/A
NOT A BUILDING

SPE[illegible]

Special approval: (Local Jurisdiction, Dep[illegible]C, DPI, DHHS, etc., describe below)

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE
2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1794

NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III

November 21, 2019

REV	DATE	ISSUED FOR:
8	11-21-19	CONSTRUCTION
7	11-05-19	CONSTRUCTION
6	10-24-19	CONSTRUCTION
5	08-01-19	CONSTRUCTION

DRAWN BY: JKW | CHECKED BY: JKW

SHEET TITLE:

APPENDIX B

SHEET NUMBER: **T-4**
REVISION: 8
TEP #: 141883

CURRENT 2019-708
2/5/2020

ENERGY SUMMARY

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design.

Existing building envelope complies with code: ☐ N (remainder of this section is not applicable)

Exempt Building: ☐ No ☐ Yes (Provide code or _____

Climate Zone: ☐ 3A ☐ 4A ☐

Method of Compliance: Energy ☐ Prescriptive
ASH ance ☐ Prescriptive
rce here)_____

N/A
NOT A BUILDING

THERMAL ENVELOPE (Prescrip)

Roof/ceiling Assembly (each ass)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Skylights in each assembly: _____
U-Value of skylight: _____
total square footage of skylights in each assembly: _____

Exterior Walls (each assembly)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Openings (windows or doors with glazing)
U-Value of assembly: _____
Solar heat gain coefficient: _____
projection factor:
Door R-Values:

Walls below grade (each assembly)
Description of assembly: _____
U-Value of total assembly
R-Value of insulation

Floors over unconditio y)
Description of ass _____
U-Value of total asse _____
R-Value of insulation: _____

Floors slab on grade
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Horizontal/vertical requirement: _____
slab heated: _____

N/A
NOT A BUILDING

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
STRUCTURAL DESIGN
(PROVIDE ON THE STRUCTURAL SHEETS IF APPLICABLE)

DESIGN LOADS:

Importance Factors: Snow (I_S) _____
Seismic (I_E) _____

Live Loads: Roof _____ psf
Mezzanine _____ psf
Floor _____

Ground Snow Load: _____ psf

Wind Load: Basic Wind Speed E-7)
Exposure Category

N/A
NOT A BUILDING

SEISMIC DESIGN CATEGORY: ☐ D
Provide the following Seismic Design
Risk Category (Table 160 ☐ III ☐ IV
Spectral Response Acc _____ %g S_1_____ %g
Site Classification (ASCE ☐ B ☐ C ☐ D ☐ E ☐ F
Data Source: Test ☐ Presumptive ☐ Historical Data
Basic structural system ☐ earing Wall ☐ Dual w/Special Moment Frame
☐ Building Frame ☐ Dual w/Intermediate R/C or Special Sted
☐ Moment Frame ☐ Inverted Pendulum
Analysis Procedure: ☐ Simplified ☐ Equivalent Lateral Force ☐ Dynamic
Architectural, Mechanical, Components anchored? ☐ Yes ☐ No

LATERAL DESIGN CONTROL: Earthquake ☐ Wind ☐

SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) _____ psf
Presumptive Bearing capacity _____ psf
Pile size, type, and capacity _____

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE
2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1794

NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III
November 21, 2019

REV	DATE	ISSUED FOR:
8	11-21-19	CONSTRUCTION
7	11-05-19	CONSTRUCTION
6	10-24-19	CONSTRUCTION
5	08-01-19	CONSTRUCTION

DRAWN BY: JKW CHECKED BY: JKW

SHEET TITLE:
APPENDIX B

SHEET NUMBER: **T-5**
REVISION: 8
TEP #: 141883

CURRENT 2019-708
2/5/2020

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
MECHANICAL DESIGN
(PROVIDE ON THE MECHANICAL SHEETS IF APPLICABLE)

MECHANICAL SUMMARY

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

N/A
NOT A BUILDING

Thermal Zone
winter dry bulb: _____
summer dry bulb: _____

Interior design conditions
winter dry bulb: _____
summer dry bulb: _____
relative humidity: _____

Building heating load: _____

Building cooling load: _____

Mechanical Spacing Conditioning System
Unitary
description of unit: _____
heating efficiency: _____
cooling efficiency: _____
size category of unit: _____
Boiler
Size category. If oversized, state reason.: _____
Chiller
Size category. If oversized, state reason.: _____

List equipment efficiencies: _____

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
ELECTRICAL DESIGN
(PROVIDE ON THE ELECTRICAL SHEETS IF APPLICABLE)

ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT

N/A
NOT A BUILDING

Method of Compliance: Energy Code ☐ Perf ☐ Prescriptive
ASHRAE 90.1 ☐ P Prescriptive

Lighting schedule (each fixture type)
lamp type required in fixtu
number of lamps in fixtu
ballast type used in th
number of ballasts
total wattage pe
total interior w owed (whole building or space by space)
total exterior wa allowed

Additional Efficiency Packag ons
(When using the 2018 NCECC; not required for ASHRAE 90.1)
☐ C406.2 More Efficient HVAC Equipment Performance
☐ C406.3 Reduced Lighting Power Density
☐ C406.4 Enhanced Digital Lighting Controls
☐ C406.5 On-Site Renewable Energy
☐ C406.6 Dedicated Outdoor Air System
☐ C406.7 Reduced Energy Use in Service Water Heating

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
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DRAWN BY: JKW | CHECKED BY: JKW

SHEET TITLE:
APPENDIX B

SHEET NUMBER: **T-6**
REVISION: 8
TEP #: 141883

CURRENT 2019-708 2/5/2020

PROJECT NOTES:

1. ALL REFERENCES MADE TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED APC OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING TO HAVE SUFFICIENT EXPERIENCE AND ABILITY, IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF NORTH CAROLINA.
3. THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-G-2-2009 AND CONFORM TO THE REQUIREMENTS OF THE NORTH CAROLINA BUILDING CODE, 2018 EDITION.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NORTH CAROLINA BUILDING CODE, 2018 EDITION.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATION. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK. RENTAL CHARGES, SAFETY, PROTECTION, AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE OWNER PROJECT MANAGER.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR/OWNER. CONTRACTOR/OWNER SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

12

18. ANY BUILDINGS WITHIN THE PROPOSED FENCED TOWER COMPOUND ARE INTENDED TO SHELTER EQUIPMENT WHICH WILL ONLY BE PERIODICALLY MAINTAINED AND ARE NOT INTENDED FOR HUMAN OCCUPANCY.
19. TEMPORARY FACILITIES FOR PROTECTION OF TOOLS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
20. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL CARRY LIABILITY INSURANCE IN THE AMOUNTS AND FORM IN ACCORDANCE WITH OWNER SPECIFICATIONS. CERTIFICATES DEMONSTRATING PROOF OF COVERAGE SHALL BE PROVIDED TO OWNER PRIOR TO THE START OF THE WORK ON THE PROJECT.
21. THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY SERVICES TO VERIFY LOCATIONS OF EXISTING UTILITIES AND REQUIREMENTS FOR NEW UTILITY CONNECTIONS PRIOR TO EXCAVATING.
22. THE CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE PRIOR TO SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL FURNISH ONE 55 GALLON BARREL, AND TRASH BAGS, AND SHALL REMOVE TRASH, DEBRIS, ETC., ON A DAILY BASIS.
23. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING THE PROPOSAL. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PROJECT ENGINEER FOR FACILITIES/CONSTRUCTION.
24. THE CONTRACTOR SHALL GUARANTEE THE WORK PERFORMED ON THE PROJECT BY THE CONTRACTOR AND ANY OR ALL OF THE SUBCONTRACTORS WHO PERFORMED WORK FOR THE CONTRACTOR ON THIS PROJECT. THE GUARANTEE SHALL BE FOR A FULL YEAR FOLLOWING ISSUANCE OF THE FINAL PAYMENT OF RETAINAGE. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.

UTILITY NOTES

1. APPLY FOR THE UTILITY SERVICE (ELECTRIC) NO LATER THAN THE NEXT BUSINESS DAY FOLLOWING AWARD OF CONTRACT. COORDINATE WITH THE ELECTRIC UTILITY COMPANY FOR EXACT TRANSFORMER LOCATION, METERING REQUIREMENTS, AND THE SERVICE ROUTING. COORIDNATE WITH THE TELEPHONE UTILITY COMPANY FOR EXACT TELEPHONE REQUIREMENTS AND ROUTING OF SERVICE.
2. ALL UTILITY RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE UTILITY REQUIREMENTS. FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT UTILITIES AND LOCATOR SERVICE A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION. (NC ONE-CALL 1-800-632-4949).
4. CONTRACTOR SHALL PROVIDE TRENCHING AND CONDUITS AS SHOWN OR AS REQUIRED BY LOCAL UTILITY.
5. NO PENETRATIONS TO THE TOWER FOUNDATION OF ANY KIND.

PLANS PREPARED FOR:

APC Towers

8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

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326 TRYON ROAD
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N.C. LICENSE # C-1794

NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III

January 30, 2020

REV	DATE	ISSUED FOR:
13	01-30-20	CONSTRUCTION
12	01-28-20	CONSTRUCTION
11	01-27-20	CONSTRUCTION
10	01-06-20	CONSTRUCTION

DRAWN BY: ANG | CHECKED BY: MWS

SHEET TITLE:

PROJECT NOTES

SHEET NUMBER: **N-1**

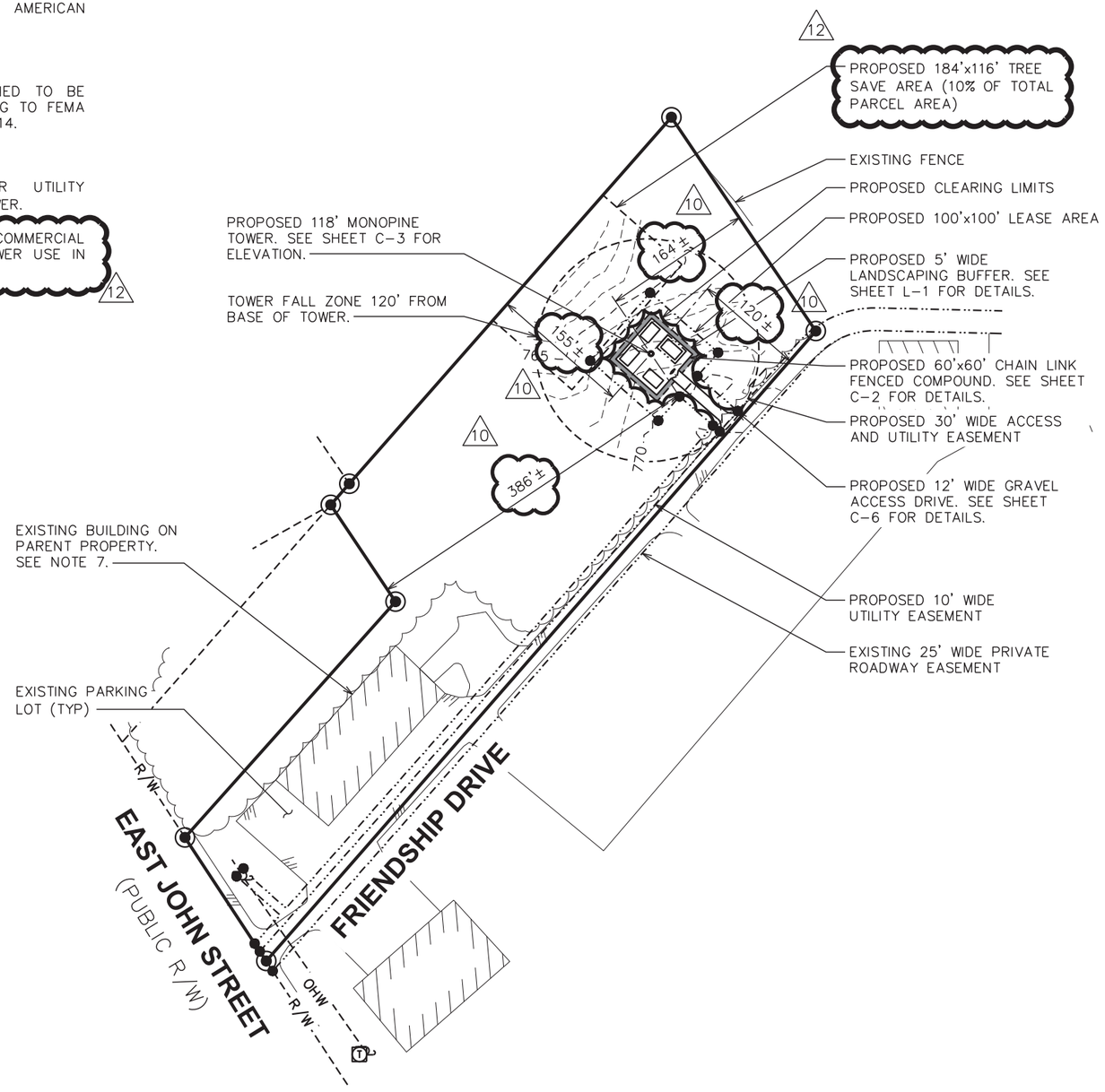
REVISION: **13**

TEP #: 141883

NOTES:

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NCSPCS NAD 83), BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON JULY 2, 2018.
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) IN FEET.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE TOWER IS LOCATED IN ZONE "X." AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #3710449900K, DATED FEBRUARY 19, 2014.
5. SEE SHEETS C-1A & C-1C FOR PROPERTY DETAILS.
6. THERE ARE NO EXISTING TELECOMMUNICATIONS OR UTILITY TRANSMISSION TOWERS WITHIN 1800' OF THE PROPOSED TOWER.
7. EXISTING PARCEL MAY CONTINUE TO BE USED FOR RETAIL/COMMERCIAL PURPOSES. PROPOSED REZONING TO ALLOW FOR CELL TOWER USE IN ADDITION TO OTHER ALLOWED USES. 12

CURRENT 2019-708 2/5/2020



LEGEND

———	EXIST. PROPERTY LINE
- - - - - -	ADJ. PROPERTY LINE
	EXIST. UTILITY POLE
	EXIST. LIGHT POLE
	EXIST. HYDRANT
	EXIST. TELCO PEDESTAL
	PROPERTY CORNER
	LEASE/EASE. CORNER
---200---	EXIST. CONTOUR LINE
	EDGE OF PAVEMENT
---OHW---	OVERHEAD WIRE
---R/W---	RIGHT-OF-WAY
—— X ——	CHAIN LINK FENCE
	EXISTING TREE LINE

SITE PLAN

SCALE: 1" = 150'

0 150 300
SCALE IN FEET

PLANS PREPARED FOR:

APC Towers

8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
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DRAWN BY: SAT CHECKED BY: MWS

SHEET TITLE:

SITE PLAN

SHEET NUMBER: **C-1**

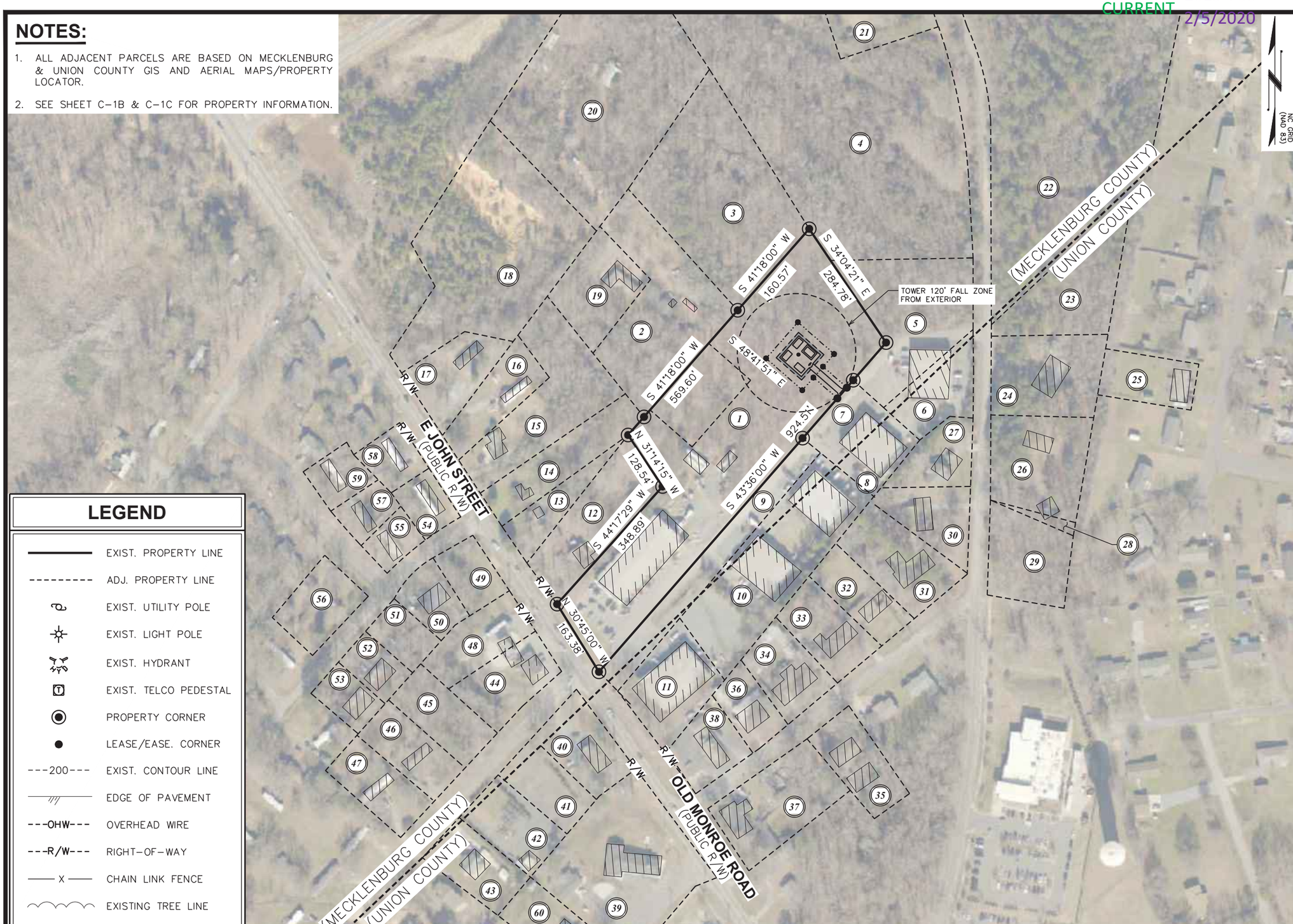
REVISION: 13

TEP #: 141883

CURRENT 2019-708 2/5/2020

NOTES:

1. ALL ADJACENT PARCELS ARE BASED ON MECKLENBURG & UNION COUNTY GIS AND AERIAL MAPS/PROPERTY LOCATOR.
2. SEE SHEET C-1B & C-1C FOR PROPERTY INFORMATION.



LEGEND

- EXIST. PROPERTY LINE
- ADJ. PROPERTY LINE
- EXIST. UTILITY POLE
- EXIST. LIGHT POLE
- EXIST. HYDRANT
- EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- LEASE/EASE. CORNER
- ---200--- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- ---OHW--- OVERHEAD WIRE
- ---R/W--- RIGHT-OF-WAY
- —— X —— CHAIN LINK FENCE
- EXISTING TREE LINE

PROPERTY VICINITY MAP

SCALE: 1" = 200'

0 200 400
SCALE IN FEET

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SHEET TITLE:

PROPERTY VICINITY MAP

SHEET NUMBER: **C-1A**

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CURRENT 2019-708
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PROPERTY INFORMATION

NO.	PIN	N/F PROPERTY OWNER	DEED BOOK	PAGE	STREET ADDRESS	COUNTY
1	21505125	COUCHELL FAMILY PROPERTIES LLC	16898	439	2447 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
2	21505124	HOWARD L. & WILLAREE M. SLOAN	06088	810	2337 MONROE RD. MATTHEWS, NC 28105	MECKLENBURG
3	21505115	OREN J. SLOAN JR.	N/A	N/A	2335 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
4	21505132	JUDY T. DRAKE	2179	240	CAMPUS RIDGE RD. MATTHEWS, NC 28105	MECKLENBURG
5	21505129	VENTURE ENTREPRENEURS LLC	20925	891	3940 CAMPUS RIDGE RD. MATTHEWS, NC 28105	MECKLENBURG
6	07126006D	VENTURE ENTREPRENEURS LLC	4270	365	3950 CAMPUS RIDGE DR. MATTHEWS, NC 28105	UNION
7	21505113	VENTURE ENTREPRENEURS LLC	20925	891	2505 E. JOHN ST. MATTHEWS, NC 28104	MECKLENBURG
8	07126001B	VENTURE ENTREPRENEURS LLC	4270	365	4420 FRIENDSHIP DR. MATTHEWS, NC 28105	UNION
9	21505130	LARRY D. & SUSAN B. HARRILL	8027	269	2505 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
10	07126001	LDH RENTAL PROPERTIES LLC	5876	513	4410 FRIENDSHIP DR. MATTHEWS, NC 28105	UNION
11	07126001A	LDH RENTAL PROPERTIES LLC	1774	500	2505 OLD MONROE RD. MATTHEWS, NC 28105	UNION
12	21505112	ROKTAL PROPERTY DEVELOPMENT LLC	28706	193	2441 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
13	21505111	2425 EAST JOHN ST LLC	19185	280	2433 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
14	21505110	2425 EAST JOHN ST LLC	19185	280	2425 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
15	21505109	BERBICE ENTERPRISE LLC	27406	288	2349 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
16	21505122	BERBICE ENTERPRISE LLC	27406	288	2341 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
17	21505107	2309 EAST JOHN ST LLC	19543	628	2319 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
18	21505123	2309 EAST JOHN ST LLC	19543	628	2327 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
19	21505114	HOWARD L. & WILLAREE M. SLOAN	02024	467	2339 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
20	21505108	SENIOR PROPERTIES LLC	21174	469	2333 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
21	21505116	CHERYL DRAKE-BOWERS & JUDY TENNANT DRAKE	33649	241	3908 CAMPUS RIDGE RD. MATTHEWS, NC 28105	MECKLENBURG
22	21505202	JUDY TENNANT DRAKE	N/A	N/A	CAMPUS RIDGE RD. MATTHEWS, NC 28105	MECKLENBURG
23	07126006	JUDY T. DRAKE	N/A	N/A	POTTER RD. MATTHEWS, NC 28105	UNION
24	07126006F	CHERYL L. DRAKE-BOWERS & HUGH HAWES	N/A	N/A	3939 CAMPUS RIDGE RD. STALLINGS, NC 28104	UNION
25	07126056	HUMPHREY CHRISTOPHER ALAN	1706	692	2432 COMMUNITY PARK DR. STALLINGS, NC 28104	UNION
26	07126006E	LEIGHTON SR. & THOMAS DRAKE	4594	384	4001 RIDGE RD. MATTHEWS, NC 28105	UNION
27	07126006A	MICHAEL M. STEPHENS	3157	293	4020 RIDGE RD. MATTHEWS, NC 28105	UNION
28	07126006G	LEIGHTON SR. & THOMAS DRAKE	4594	384	4010 RIDGE RD. MATTHEWS, NC 28105	UNION
29	07126007F	PAUL K. & MARY P. LAZAROU	4397	753	CAMPUS RIDGE RD. STALLINGS, NC 28104	UNION
30	07126006C	JOHN Y, & KATHERINE PENNINGER	N/A	N/A	4024 CAMPUS RIDGE RD. MATTHEWS, NC 28105	UNION

PROPERTY INFORMATION

PLANS PREPARED FOR:

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PROPERTY INFORMATION

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REVISION: 8

TEP #: 141883

CURRENT 2019-708 2/5/2020

PROPERTY INFORMATION

NO.	PIN	N/F PROPERTY OWNER	DEED BOOK	PAGE	STREET ADDRESS	COUNTY
31	07126002	TAMI LINN OSMER MIZE	7102	747	217 ANNE ST. STALLINGS, NC 28104	UNION
32	07126002G	DUNG H. TONG	5902	786	209 ANN ST. MATTHEWS, NC 28104	UNION
33	07126002H	BRADFORD A. KROLL	3906	639	201 ANN ST. MATTHEWS, NC 28104	UNION
34	07126002I	JERRY, MACK, & LYNDA PRESSLEY	N/A	N/A	117 ANN ST. MATTHEWS, NC 28104	UNION
35	07126002D	SAFELITE ELECTRIC	4742	169	116 ANN ST. MATTHEWS, NC 28104	UNION
36	07126002J	AJC LLC	5472	276	109 ANN ST. MATTHEWS, NC 28104	UNION
37	07126002B	JEFFREY R. & TERESA A. CARROLL	N/A	N/A	2525 OLD MONROE RD. STALLINGS, NC 28104	UNION
38	07126002A	F & B LLC	5398	407	2509 OLD MONROE RD. STALLINGS, NC 28104	UNION
39	07144034	EASTWOOD FOREST BAPTIST CHURCH	N/A	N/A	112 AURORA BLVD. MATTHEWS, NC 28104	UNION
40	07144032	RONNIE H. & MARY F. CHAPMAN	N/A	N/A	2500 OLD MONROE RD. STALLINGS, NC 28104	UNION
41	07144031	WELDON D. POWELL	0914	0033	FRIENDSHIP DR. MATTHEWS, NC 28104	UNION
42	07144030	WELDON D. POWELL	0935	0099	FRIENDSHIP DR. MATTHEWS, NC 28104	UNION
43	07144029	MYRTLE H. POWELL	N/A	N/A	309 FRIENDSHIP DR. MATTHEWS, NC 28104	UNION
44	22722721	EAST JOHN SYSTEMS LLC	29672	501	2448 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
45	22722720	CAROLINA WATER SERVICE INC. OF NORTH CAROLINA	04962	380	4610 FRIENDSHIP DR. MATTHEWS, NC 28105	MECKLENBURG
46	22722719	JEFFREY CLEGG PRESSLEY	07458	549	4620 FRIENDSHIP DR. MATTHEWS, NC 28105	MECKLENBURG
47	22722718	JEFFREY C. PRESSLEY & EDWARD E. SUGGS	21026	404	4700 FRIENDSHIP DR. MATTHEWS, NC 28105	MECKLENBURG
48	22722722	EAST JOHN SYSTEMS LLC	29672	501	2442 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
49	22722701	EAST JOHN SYSTEMS LLC	1560	242	4501 FORESTMONT DR. MATTHEWS, NC 28105	MECKLENBURG
50	22722702	JEFFREY C. PRESSLEY	04750	090	4511 FORESTMONT DR. MATTHEWS, NC 28105	MECKLENBURG
51	22722703	JEFFREY C. PRESSLEY	04750	090	4601 FORESTMONT DR. MATTHEWS, NC 28105	MECKLENBURG
52	22722704	DELL S THORPE	09705	870	4609 FORESTMONT DR. MATTHEWS, NC 28105	MECKLENBURG
53	22722705	TNW PROPERTIES INC	14984	311	4623 FORESTMONT DR. MATTHEWS, NC 28105	MECKLENBURG
54	22722606	RM MATTHEWS LLC	18103	512	2348 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
55	22722605	SAMMY BENJAMINE & PATRICIA LOUISE FLOW	09860	294	13935 HARDWOOD PL. MATTHEWS, NC 28105	MECKLENBURG
56	22722505	MARCELO CELESTINO FLORES	04673	751	4610 FORESTMONT DR. MATTHEWS, NC 28105	MECKLENBURG
57	22722604	TNW PROPERTIES INC	18626	264	13929 HARDWOOD PL. MATTHEWS, NC 28105	MECKLENBURG
58	22722607	RM MATTHEWS LLC	18103	509	2330 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
59	22722603	RM MATTHEWS LLC	32300	553	13921 HARDWOOD PL. MATTHEWS, NC 28105	MECKLENBURG
60	07126002B	JEFFREY R. & TERESA A. CARROLL	1061	177	2525 OLD MONROE RD. STALLINGS, NC 28104	UNION

PROPERTY INFORMATION

PLANS PREPARED FOR:

APC Towers

8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1794

NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III

November 21, 2019

REV	DATE	ISSUED FOR:
8	11-21-19	CONSTRUCTION
7	11-05-19	CONSTRUCTION
6	10-24-19	CONSTRUCTION
5	08-01-19	CONSTRUCTION

DRAWN BY: ANG CHECKED BY: MWS

SHEET TITLE:

PROPERTY INFORMATION

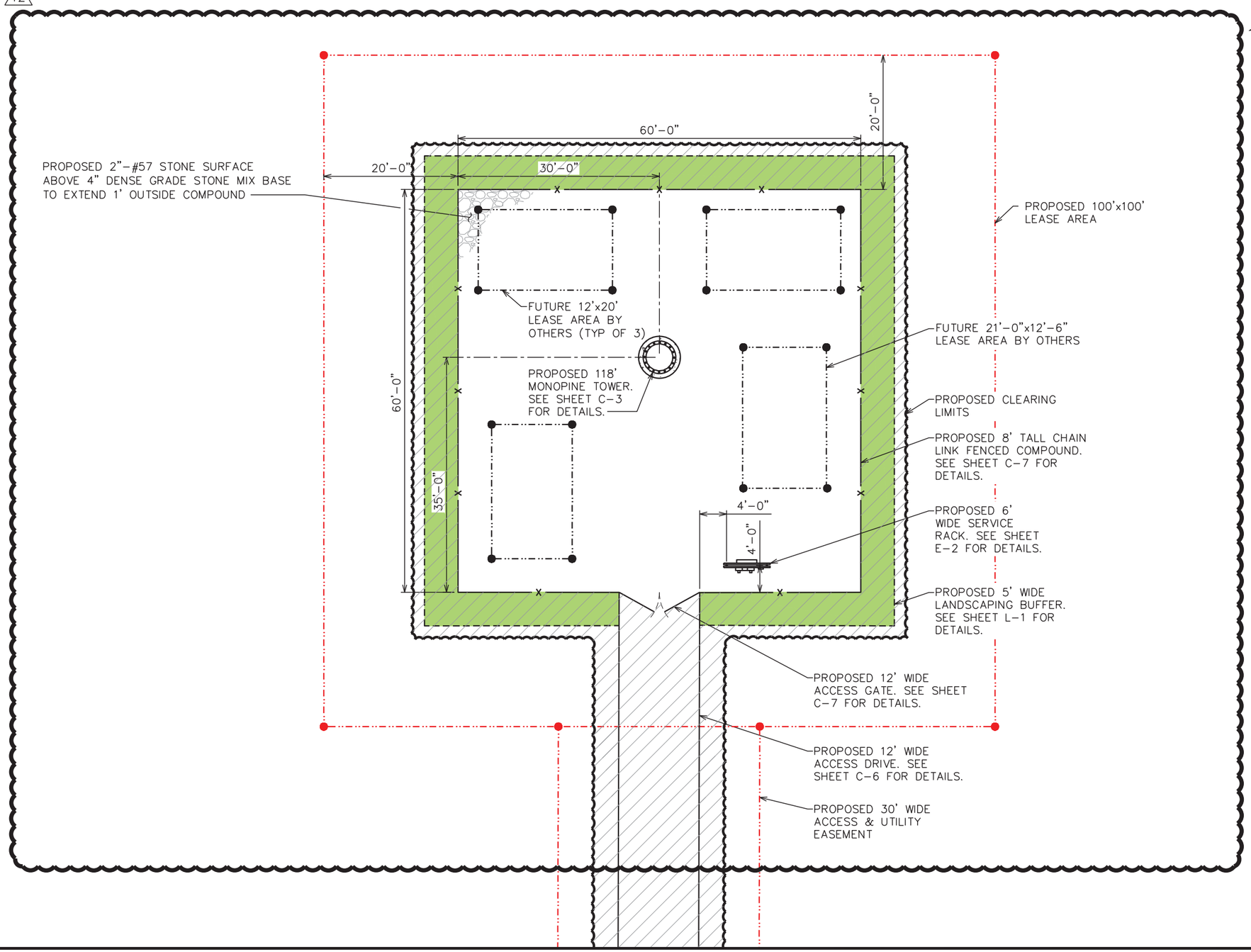
SHEET NUMBER: **C-1C**

REVISION: 8

TEP #: 141883

CURRENT 2019-708 2/5/2020

12



COMPOUND DETAIL

SCALE: 1/16" = 1'-0"

0 16 32
SCALE IN FEET

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

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N.C. LICENSE # C-1794

NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III

January 30, 2020

REV	DATE	ISSUED FOR:
13	01-30-20	CONSTRUCTION
12	01-28-20	CONSTRUCTION
11	01-27-20	CONSTRUCTION
10	01-06-20	CONSTRUCTION

DRAWN BY: SAT CHECKED BY: MWS

SHEET TITLE:

COMPOUND DETAIL

SHEET NUMBER: **C-2**

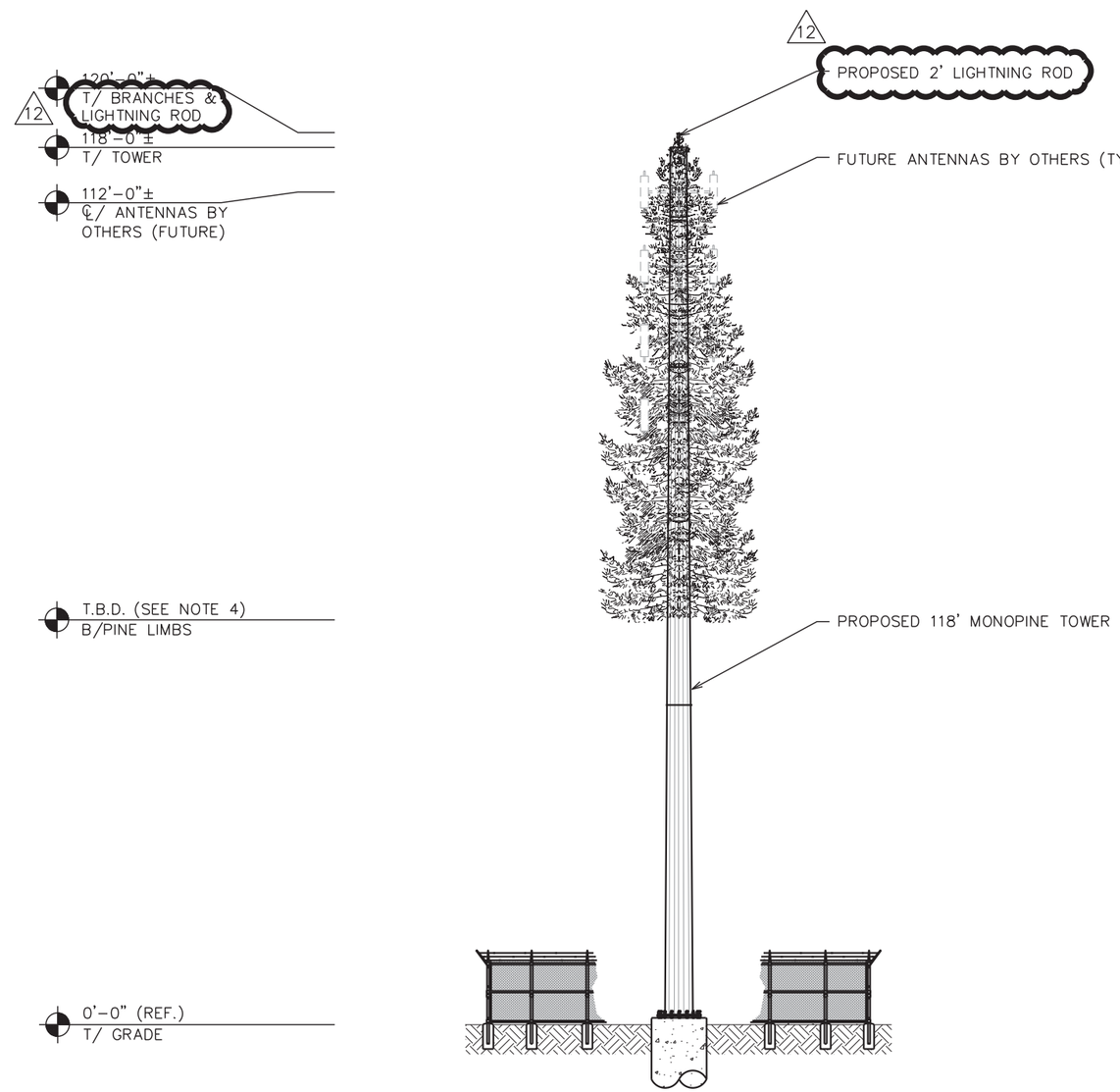
REVISION: **13**

TEP #: 141883

CURRENT 2019-708 2/5/2020

NOTES:

1. PROPOSED CABLES TO BE RUN AS PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS. IF PROPOSED COAX TO BE RUN INSIDE TOWER USING HOISTING GRIPS (AS DIRECTED BY TOWER MANUFACTURER).
2. TOWER SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR PAINTED PER APPLICABLE STANDARDS OF THE FAA OR OTHER APPLICABLE FEDERAL OR STATE AGENCY.
3. TOWER ELEVATION SHOWN FOR REFERENCE ONLY. VERIFY ACTUAL TOWER DESIGN & LOADING WITH TOWER DRAWINGS FROM MANUFACTURER AND/OR PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
4. PROPOSED BOTTOM OF PINE LIMBS ON TOWER SHALL BE AT OR BELOW THE EXISTING TREE LINE ELEVATION FOR THE SITE.



TOWER ELEVATION

SCALE: 1" = 20'

0 20 40
SCALE IN FEET

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

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NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III

January 30, 2020

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DRAWN BY: ANG CHECKED BY: MWS

SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER: **C-3**

REVISION: **13**

TEP #: 141883

CURRENT 2019-708 2/5/2020

GRADING NOTES:

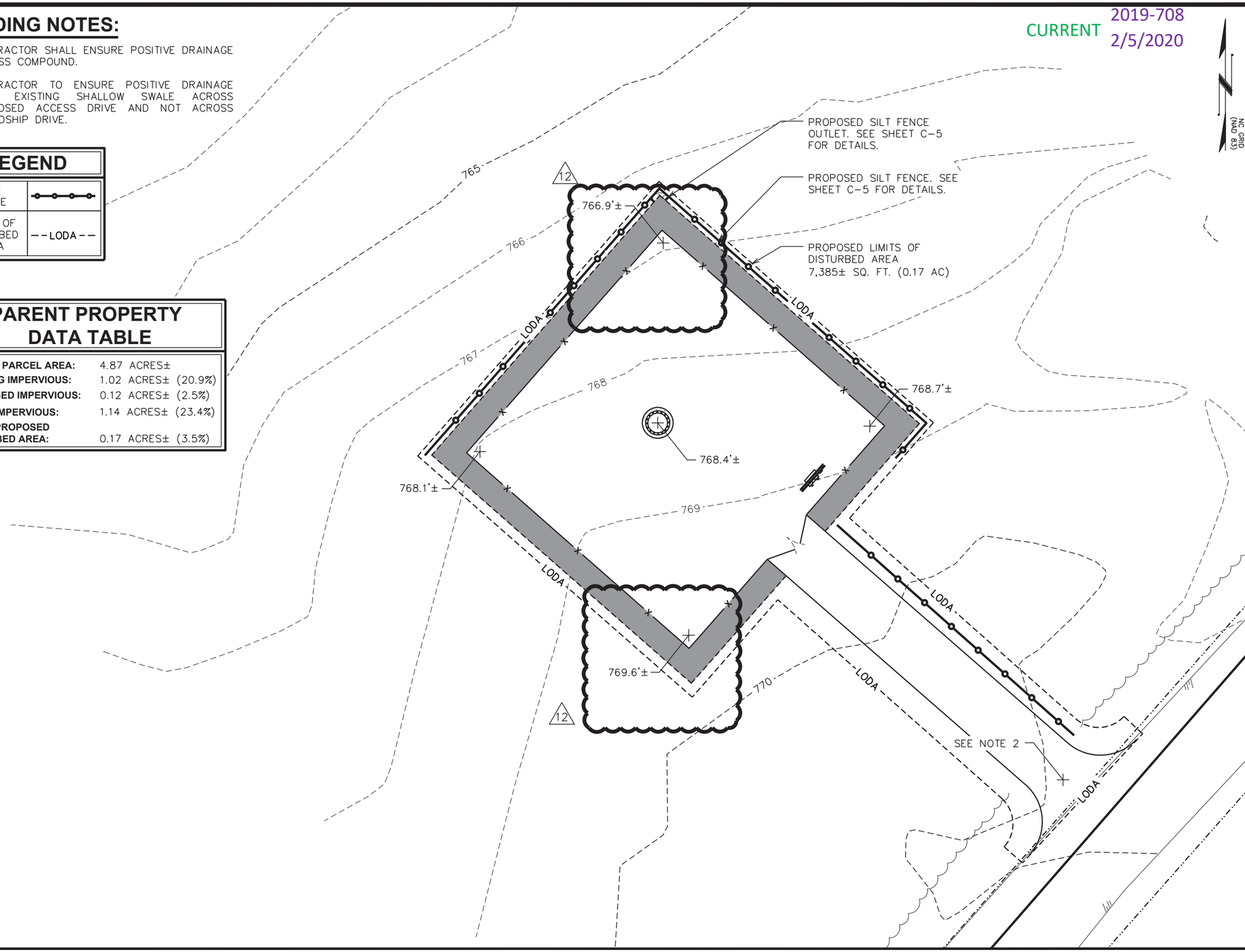
1. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ACROSS COMPOUND.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM EXISTING SHALLOW SWALE ACROSS PROPOSED ACCESS DRIVE AND NOT ACROSS FRIENDSHIP DRIVE.

LEGEND

SILT FENCE	
LIMITS OF DISTURBED AREA	--LODA--

PARENT PROPERTY DATA TABLE

PARENT PARCEL AREA:	4.87 ACRES±
EXISTING IMPERVIOUS:	1.02 ACRES± (20.9%)
PROPOSED IMPERVIOUS:	0.12 ACRES± (2.5%)
TOTAL IMPERVIOUS:	1.14 ACRES± (23.4%)
TOTAL PROPOSED DISTURBED AREA:	0.17 ACRES± (3.5%)



GRADING & EROSION CONTROL PLAN

SCALE: 1" = 20'

0 20 40
SCALE IN FEET

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

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NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III

January 30, 2020

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10	01-06-20	CONSTRUCTION

DRAWN BY: SAT CHECKED BY: MWS

SHEET TITLE:

GRADING & EROSION CONTROL PLAN

SHEET NUMBER: **C-4**

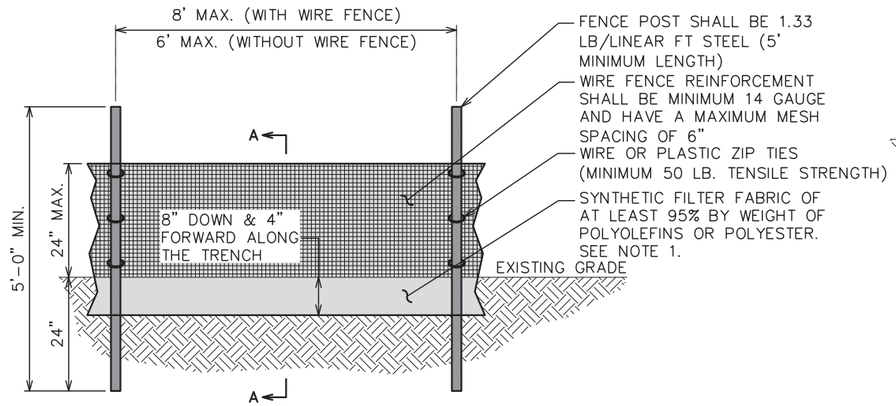
REVISION: 13

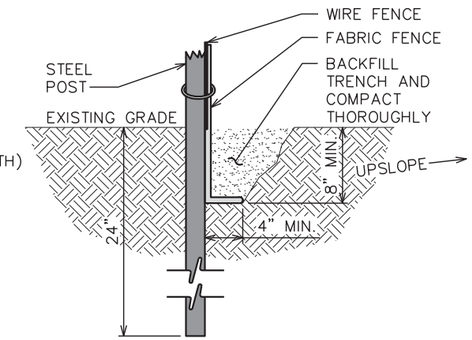
TEP #: 141883

CURRENT 2019-708
2/5/2020

NOTES:

1. FILTER FABRIC SHALL CONFORM TO THE REQUIREMENTS LISTED IN ASTM D 6461.
2. ENDS OF INDIVIDUAL FILTER FABRIC SHALL BE SECURELY FASTENED AT A SUPPORT POST WITH 4 FEET MINIMUM OVERLAP TO THE NEXT POST.
3. PACE 12 INCHES OF FABRIC ALONG THE BOTTOM AND SIDE OF THE TRENCH.
4. INSPECT SEDIMENT FENCE(S) AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL.
5. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE.
6. AFTER CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE AND PROPERLY STABILIZE THE SITE.

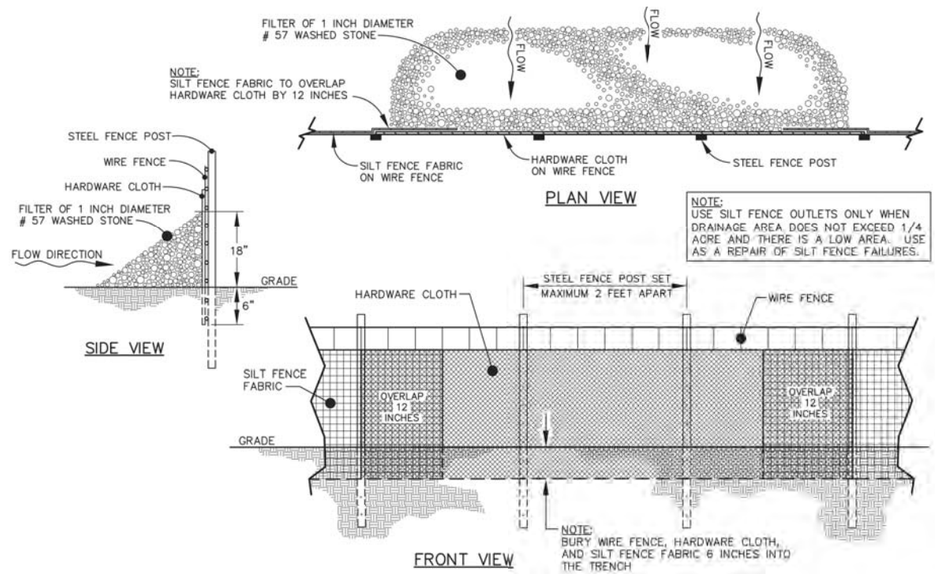




SECTION A-A

SILT FENCE DETAIL

SCALE: N.T.S.



STANDARD SILT FENCE OUTLET DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:

APC Towers

8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

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N.C. LICENSE # C-1794

NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III

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DRAWN BY: ANG | CHECKED BY: MWS

SHEET TITLE:

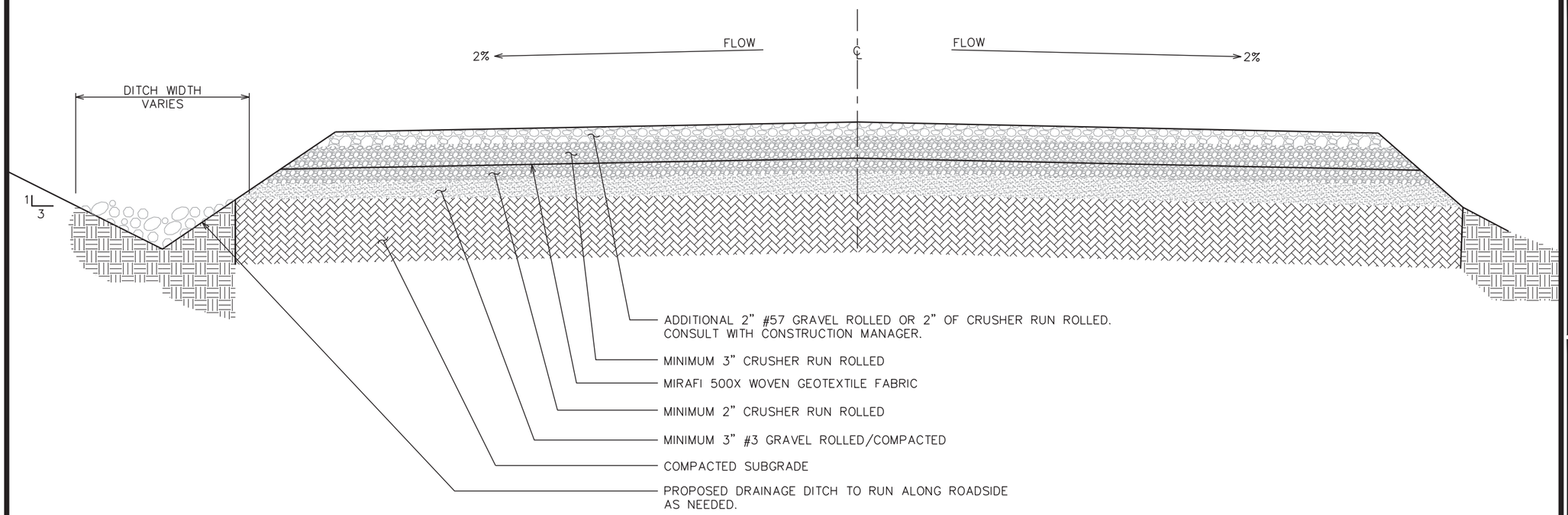
SILT FENCE DETAILS

SHEET NUMBER: **C-5**

REVISION: 8

TEP #: 141883

CURRENT 2019-708
2/5/2020



STANDARD ROAD SECTION

SCALE: N.T.S.

PLANS PREPARED FOR:

APC Towers

8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

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RALEIGH, NC 27603-5263
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N.C. LICENSE # C-1794

NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III

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DRAWN BY: ANG | CHECKED BY: MWS

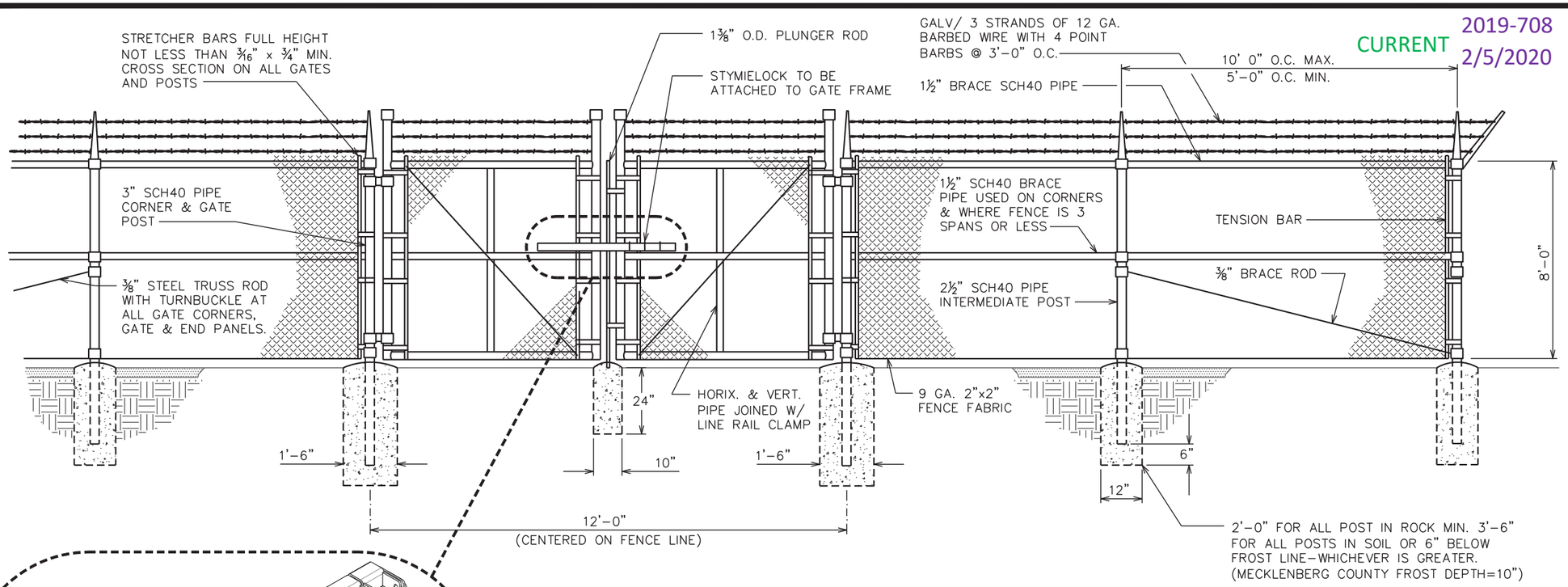
SHEET TITLE:

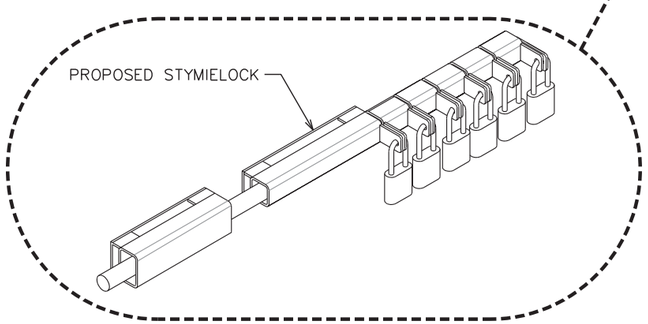
ACCESS ROAD DETAILS

SHEET NUMBER: **C-6**

REVISION: 8

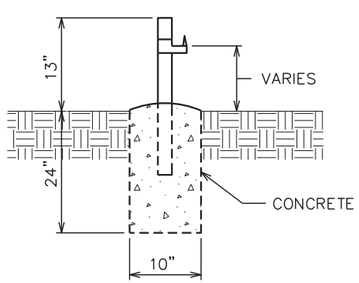
TEP #: 141883





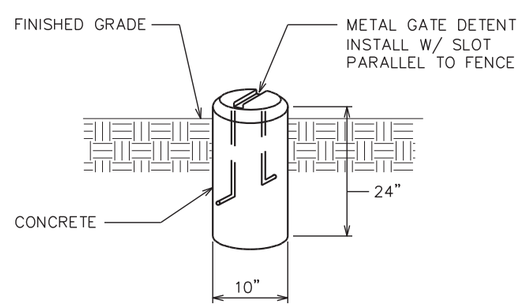
TYPICAL FENCE ELEVATION

SCALE: N.T.S.



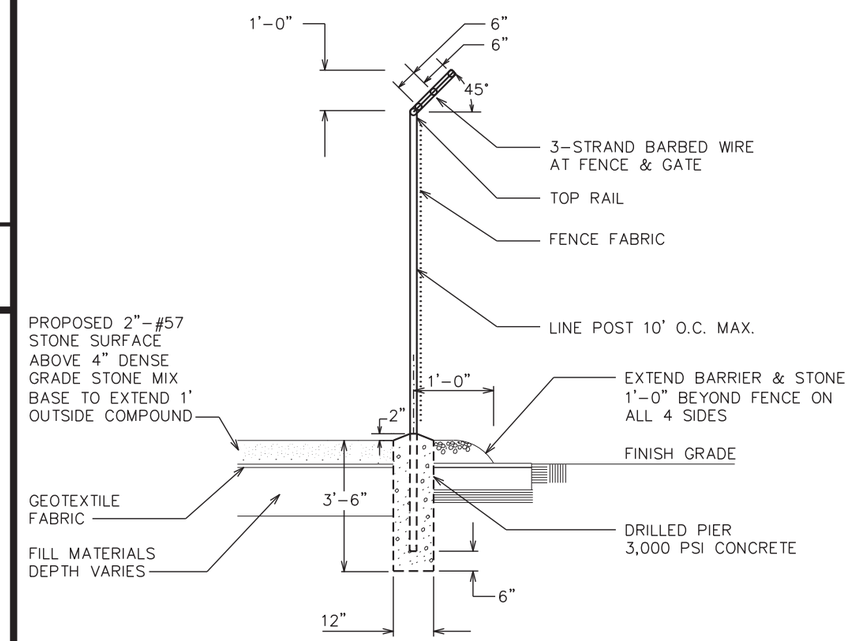
GATE STOP / KEEPER DETAIL

SCALE: N.T.S.



GATE DETENT DETAIL

SCALE: N.T.S.



FENCE / BARBED WIRE ARM DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:

APC Towers

8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
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N.C. LICENSE # C-1794

NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III

November 21, 2019

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DRAWN BY: ANG CHECKED BY: MWS

SHEET TITLE:

FENCE DETAILS

SHEET NUMBER: **C-7**

REVISION: 8

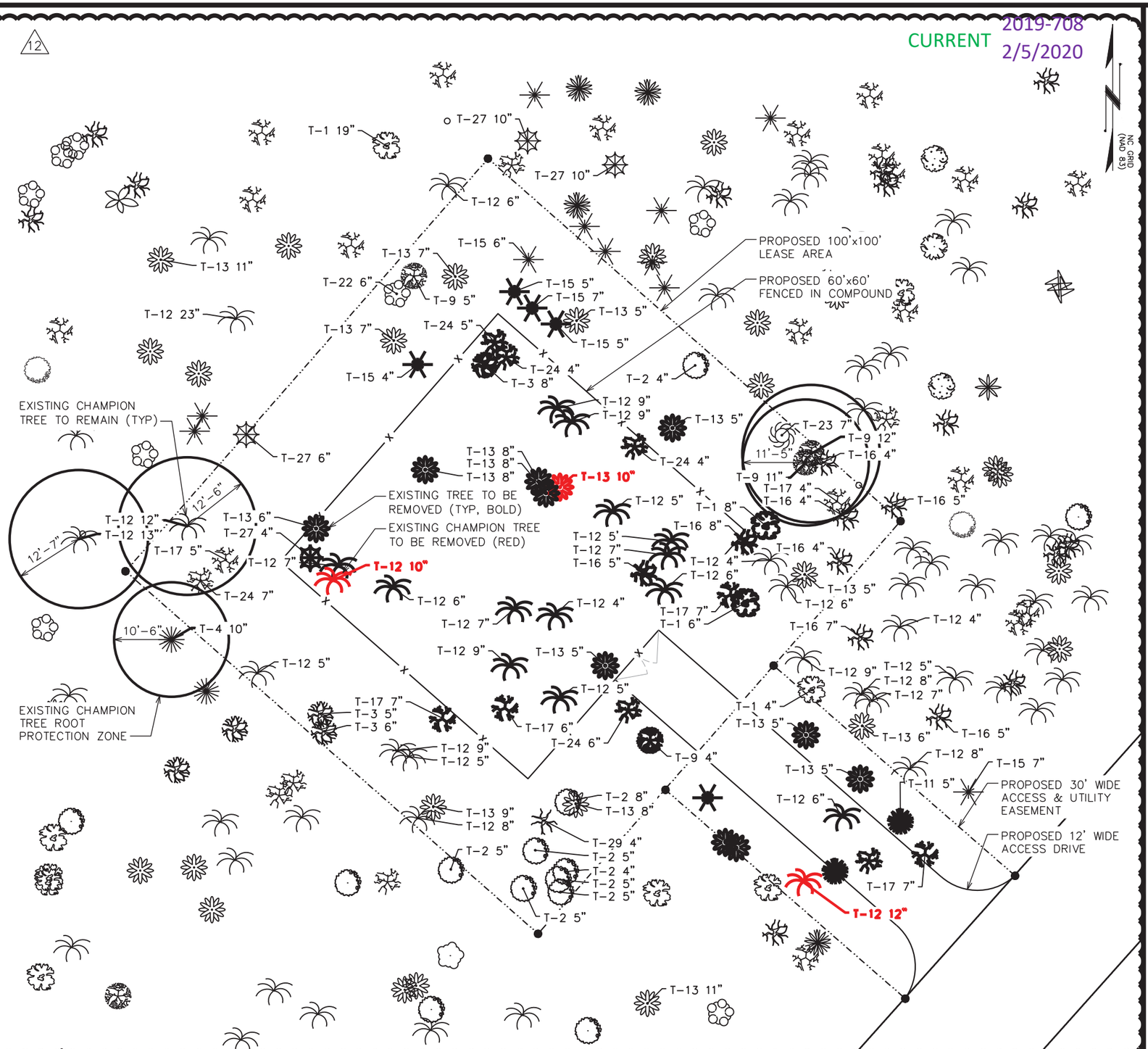
TEP #: 141883

TREE TABLE

SYMBOL	TREE #	TREE TYPE
	T-1	RED MAPLE
	T-2	PIGNUT HICKORY
	T-3	MOCKERNUT HICKORY
	T-9	SCARLET OAK
	T-11	WILLOW OAK
	T-13	NORTHERN RED OAK
	T-15	SHORTLEAF PINE
	T-16	BLACK CHERRY
	T-17	SWEET GUM
	T-22	TULIPTREE
	T-23	DOGWOOD
	T-24	BLACKGUM
	T-27	LOBLOLLY PINE
	T-29	AMERICAN BEECH

NOTES:

- BOLD TREES ARE TO BE REMOVED
- RED, BOLD TREES ARE CHAMPION TREES TO BE REMOVED
- CIRCLES SHOW ROOT PROTECTION ZONE AROUND CHAMPION TREES TO REMAIN



TREE PROTECTION PLAN

SCALE: 1" = 20'

0 20 40
SCALE IN FEET

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

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DRAWN BY: SAT | CHECKED BY: MWS

SHEET TITLE:

TREE PROTECTION PLAN

SHEET NUMBER: **C-8**

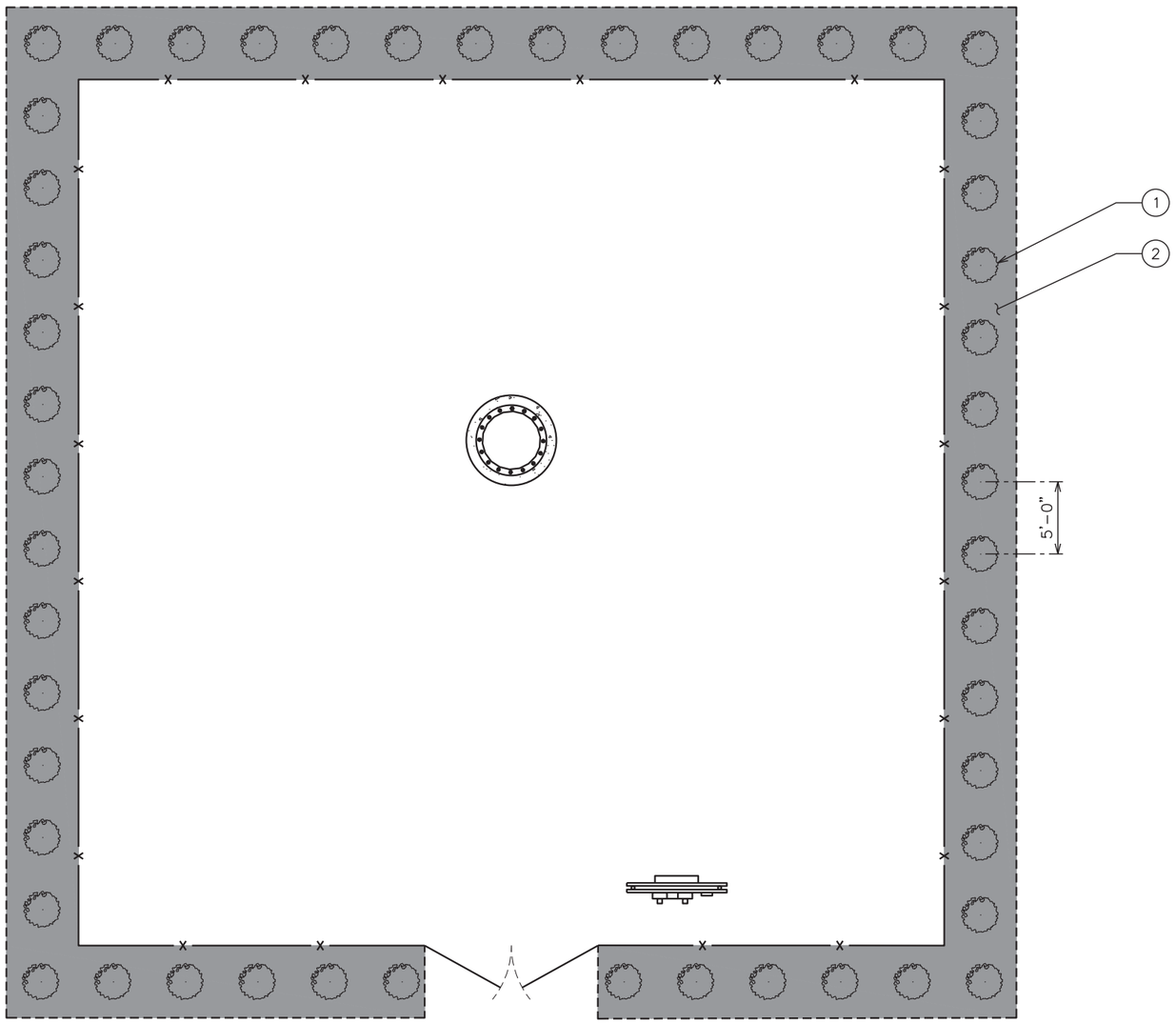
REVISION: 13

TEP #: 141883

CURRENT 2019-708
2/5/2020

PLANTING SCHEDULE

ITEM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT @ PLANTING	HEIGHT @ MATURITY	CALIPER/ SPREAD	SPACING	REMARKS
11 EVERGREEN TREES								
1	48	Thuja Standishii x Plicata	GREEN GIANT ARBORVITAE	6'-0"	50'-0" (MIN)	–	5'-0"	SHOWN AS
MULCH								
2	–	-	–	–	–	–	–	APPLY 3"-4" DEEP FROM THE TRUNKLINE TO THE DRIPLINE. FOR GROUND COVER – APPLY 1"-2" DEEP.



NC GRID (NAD 83)

LANDSCAPING PLAN

SCALE: 1' = 10'

0 10 20
SCALE IN FEET

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

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RALEIGH, NC 27603-5263
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11	01-27-20	CONSTRUCTION
10	01-06-20	CONSTRUCTION

DRAWN BY: SAT CHECKED BY: JKW

SHEET TITLE:

LANDSCAPING PLAN

SHEET NUMBER: **L-1**

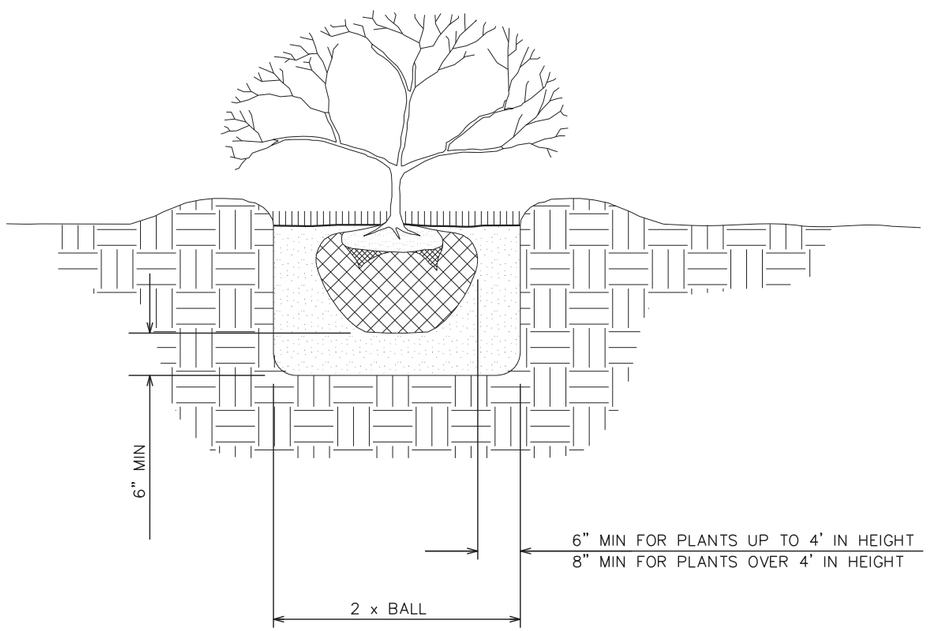
REVISION: 13

TEP #: 141883

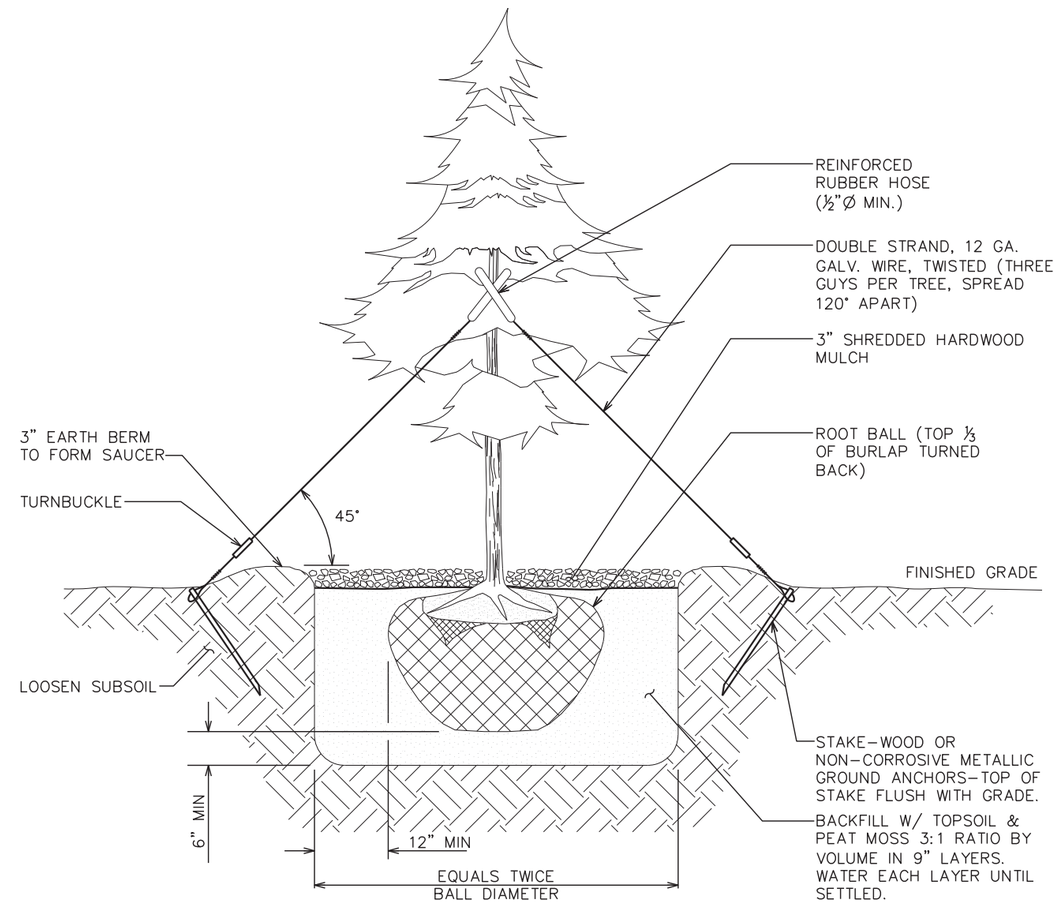
CURRENT 2019-708
2/5/2020

LANDSCAPE NOTES:

1. TOPSOIL TO BE PROVIDED BY SITE CONTRACTOR IN ROUGH GRADE TO WITHIN 1" OF FINISH GRADE.
2. EACH PLANT TO BE IN GOOD CONDITION AFTER SHEARING AND PRUNING.
3. EACH PLANT TO BE FREE FROM DISEASE, INSECT INFESTATION, AND MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR FIELD PLANTING.
4. ALL PLANTS TO BE FULLY GUARANTEED (LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF INSTALLATION.
5. ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.I–1973 IN REGARD TO SIZING, GROWING, AND B&B SPECIFICATIONS.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND SHRUBS WITHIN THE CONSTRUCTION AREA IDENTIFIED AS "TO REMAIN" FROM DAMAGE BY EQUIPMENT AND CONSTRUCTION ACTIVITIES.



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

LANDSCAPING DETAILS

SCALE: N.T.S.

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324–1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1794

NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III
November 21, 2019

REV	DATE	ISSUED FOR:
8	11-21-19	CONSTRUCTION
7	11-05-19	CONSTRUCTION
6	10-24-19	CONSTRUCTION
5	08-01-19	CONSTRUCTION

DRAWN BY: GLB | CHECKED BY: JKW

SHEET TITLE:

LANDSCAPING DETAILS

SHEET NUMBER: **L-2**
REVISION: 8
TEP #: 141883

CURRENT 2019-708 2/5/2020

SCOPE:

1. PROVIDE LABOR, MATERIALS, INSPECTION, AND TESTING TO PROVIDE CODE COMPLIANCE FOR ELECTRIC, TELEPHONE, AND GROUNDING/LIGHTNING SYSTEMS.

CODES:

1. THE INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND CODES. THESE INCLUDE BUT ARE NOT LIMITED TO THE LATEST ADOPTED EDITIONS OF:
   A. THE NATIONAL ELECTRICAL SAFETY CODE
   B. THE NATIONAL ELECTRIC CODE – NFPA–70
   C. REGULATIONS OF THE SERVING UTILITY COMPANY
   D. LOCAL AND STATE AMENDMENTS
   E. THE INTERNATIONAL ELECTRIC CODE – IEC (WHERE APPLICABLE)
2. PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR.
3. AFTER COMPLETION AND FINAL INSPECTION OF THE WORK, THE OWNER SHALL BE FURNISHED A CERTIFICATE OF COMPLETION AND APPROVAL.

TESTING:

1. UPON COMPLETION OF THE INSTALLATION, OPERATE AND ADJUST THE EQUIPMENT AND SYSTEMS TO MEET SPECIFIED PERFORMANCE REQUIREMENTS. THE TESTING SHALL BE DONE BY QUALIFIED PERSONNEL.

GUARANTEE:

1. IN ADDITION TO THE GUARANTEE OF THE EQUIPMENT BY THE MANUFACTURER, EACH PIECE OF EQUIPMENT SPECIFIED HEREIN SHALL ALSO BE GUARANTEED FOR DEFECTS OF MATERIAL OR WORKMANSHIP OCCURRING DURING A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE WORK BY THE OWNER AND WITHOUT EXPENSE TO THE OWNER.
2. THE WARRANTEE CERTIFICATES & GUARANTEES FURNISHED BY THE MANUFACTURERS SHALL BE TURNED OVER TO THE OWNER.

UTILITY CO-ORDINATION:

1. CONTRACTOR SHALL COORDINATE WORK WITH THE POWER AND TELEPHONE COMPANIES AND SHALL COMPLY WITH THE SERVICE REQUIREMENTS OF EACH UTILITY COMPANY.

EXAMINATION OF SITE:

1. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VISIT THE SITE OF THE JOB AND SHALL FAMILIARIZE HIMSELF WITH THE CONDITIONS AFFECTING THE PROPOSED ELECTRICAL INSTALLATION AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. FAILURE TO COMPLY WITH THE INTENT OF THIS SECTION WILL IN NO WAY RELIEVE THE CONTRACTOR OF PERFORMING THE WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM OR SYSTEMS.

CUTTING, PATCHING AND EXCAVATION:

1. COORDINATION OF SLEEVES, CHASES, ETC., BETWEEN SUBCONTRACTORS WILL BE REQUIRED PRIOR TO THE CONSTRUCTION OF ANY PORTION OF THE WORK. CUTTING AND PATCHING OF WALLS, PARTITIONS, FLOORS, AND CHASES IN CONCRETE, WOOD, STEEL OR MASONRY SHALL BE DONE AS PROVIDED ON THE DRAWINGS.
2. NECESSARY EXCAVATIONS AND BACKFILLING INCIDENTAL TO THE ELECTRICAL WORK SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.
3. SEAL PENETRATIONS THROUGH RATED WALLS, FLOORS, ETC., WITH APPROVED METHOD AS LISTED BY UL.

RACEWAYS / CONDUITS GENERAL:

1. CONDUCTORS SHALL BE INSTALLED IN LISTED RACEWAYS. CONDUIT SHALL BE RIGID STEEL, EMT, SCH40 PVC, OR SCH80PVC AS INDICATED ON THE DRAWINGS. THE RACEWAY SYSTEM SHALL BE COMPLETE COMPLETE BEFORE INSTALLING CONDUCTORS.
2. EXTERIOR RACEWAYS AND GROUNDING SLEEVES SHALL BE SEALED AT POINTS OF ENTRANCE AND EXIT. THE RACEWAY SYSTEM SHALL BE BONDED PER NEC.

EXTERIOR CONDUIT:

1. EXPOSED CONDUIT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL.
2. THE CONDUIT SHALL BE RIGID STEEL AT GRADE TRANSITIONS OR WHERE EXPOSED TO DAMAGE.
3. UNDERGROUND CONDUITS SHALL BE RIGID STEEL, SCH40 PVC, OR SCH80 PVC AS INDICATED ON THE DRAWINGS.
4. BURIAL DEPTH OF CONDUITS SHALL BE AS REQUIRED BY CODE FOR EACH SPECIFIC CONDUIT TYPE AND APPLICATION, BUT SHALL NOT BE LESS THAN THE FROST DEPTH AT THE SITE.
5. CONDUIT ROUTES ARE SCHEMATIC. CONTRACTOR SHALL FIELD VERIFY ROUTES BEFORE BID. COORDINATE ROUTE WITH WIRELESS CARRIER AND/OR BUILDING OWNER.

INTERIOR CONDUIT:

1. CONCEALED CONDUIT IN WALLS OR INTERIOR SPACES ABOVE GRADE MAY BE EMT OR PVC.
2. CONDUIT RUNS SHALL USE APPROVED COUPLINGS AND CONNECTORS. PROVIDE INSULATED BUSHING FOR ALL CONDUIT TERMINATIONS. CONDUIT RUNS IN A WET LOCATION SHALL HAVE WATERPROOF FITTINGS.
3. PROVIDE SUPPORTS FOR CONDUITS IN ACCORDANCE WITH NEC REQUIREMENTS. CONDUITS SHALL BE SIZED AS REQUIRED BY NEC.

EQUIPMENT:

1. DISCONNECT SWITCHES SHALL BE SERVICE ENTRANCE RATED, HEAVY DUTY TYPE.
2. CONTRACTOR SHALL VERIFY MAXIMUM AVAILABLE FAULT CURRENT AND COORDINATE INSTALLATION WITH THE LOCAL UTILITY BEFORE STARTING WORK. CONTRACTOR WILL VERIFY THAT EXISTING CIRCUIT BREAKERS ARE RATED FOR MORE THAN AVAILABLE FAULT CURRENT AND REPLACE AS NECESSARY.
3. NEW CIRCUIT BREAKERS SHALL BE RATED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT CURRENT AS DETERMINED BY THE LOCAL UTILITY.

CONDUCTORS:

1. FURNISH AND INSTALL CONDUCTORS SPECIFIED IN THE DRAWINGS. CONDUCTORS SHALL BE COPPER AND SHALL HAVE TYPE THWN (MIN) (75° C) INSULATION, RATED FOR 600 VOLTS.
2. THE USE OF ALUMINUM CONDUCTORS SHALL BE LIMITED TO THE SERVICE FEEDERS INSTALLED BY THE UTILITY.
3. CONDUCTORS SHALL BE PROVIDED AND INSTALLED AS FOLLOWS:
   A. MINIMUM WIRE SIZE SHALL BE #12 AWG.
   B. CONDUCTORS SIZE #8 AND LARGER SHALL BE STRANDED. CONDUCTORS SIZED #10 AND #12 MAY BE SOLID OR STRANDED.
   C. CONNECTION FOR #10 AWG #12 AWG SHALL BE BY TWISTING TIGHT AND INSTALLING INSULATED PRESSURE OR WIRE NUT CONNECTIONS.
   D. CONNECTION FOR #8 AWG AND LARGER SHALL BE BY USE OF STEEL CRIMP–ON SLEEVES WITH NYLON INSULATOR.
3. CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH NEC STANDARDS.

UL COMPLIANCE:

1. ELECTRICAL MATERIALS, DEVICES, CONDUCTORS, APPLIANCES, AND EQUIPMENT SHALL BE LABELED/LISTED BY UL OR ACCEPTED BY JURISDICTION (I.E., LOCAL COUNTY OR STATE) APPROVED THIRD PARTY TESTING AGENCY.

GROUNDING:

1. ELECTRICAL NEUTRALS, RACEWAYS AND NON–CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT AND ASSOCIATED ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH NEC ARTICLE 250. THIS SHALL INCLUDE NEUTRAL CONDUCTORS, CONDUITS, SUPPORTS, CABINETS, BOXES, GROUND BUSSES, ETC. THE NEUTRAL CONDUCTOR FOR EACH SYSTEM SHALL BE GROUNDED AT A SINGLE POINT.
2. PROVIDE GROUND CONDUCTOR IN RACEWAYS PER NEC.
3. PROVIDE BONDING AND GROUND TO MEET NFPA 780 – "LIGHTNING PROTECTION" AS A MINIMUM.
4. PROVIDE GROUNDING SYSTEM AS INDICATED ON THE DRAWINGS, AS REQUIRED BY THE NATIONAL ELECTRIC CODE, RADIO EQUIPMENT MANUFACTURERS, AND MOTOROLA R56 (AS APPLICABLE).

ABBREVIATIONS AND LEGEND

A	–	AMPERE
AFG	–	ABOVE FINISHED GRADE
ATS	–	AUTOMATIC TRANSFER SWITCH
AWG	–	AMERICAN WIRE GAUGE
BCW	–	BARE COPPER WIRE
BFG	–	BELOW FINISHED GRADE
BKR	–	BREAKER
C	–	CONDUIT
CKT	–	CIRCUIT
DISC	–	DISCONNECT
EGR	–	EXTERNAL GROUND RING
EMT	–	ELECTRIC METALLIC TUBING
FSC	–	FLEXIBLE STEEL CONDUIT
GEN	–	GENERATOR
GPS	–	GLOBAL POSITIONING SYSTEM
GRD	–	GROUND
IGB	–	ISOLATED GROUND BAR
IGR	–	INTERIOR GROUND RING (HALO)
KW	–	KILOWATTS
NEC	–	NATIONAL ELECTRIC CODE
PCS	–	PERSONAL COMMUNICATION SYSTEM
PH	–	PHASE
PNL	–	PANEL
PNLBD	–	PANELBOARD
PVC	–	RIGID NON–METALLIC CONDUIT
RGS	–	RIGID GALVANIZED STEEL CONDUIT
SW	–	SWITCH
TGB	–	TOWER GROUND BAR
UL	–	UNDERWRITERS LABORATORIES
V	–	VOLTAGE
W	–	WATTS
XFMR	–	TRANSFORMER
XMTR	–	TRANSMITTER

----E----	UNDERGROUND ELECTRICAL CONDUIT
----T----	UNDERGROUND TELEPHONE CONDUIT
⊏⊐	KILOWATT–HOUR METER
---------	UNDERGROUND BONDING AND GROUNDING CONDUCTOR.
⌀	GROUND ROD
●	CADWELD
⊠	GROUND ROD WITH INSPECTION WELL

PLANS PREPARED FOR:

APC Towers

8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324–1922

PROJECT INFORMATION:

NC-1512 STALLINGS

FRIENDSHIP DRIVE
MORNING STAR TOWNSHIP, NC 28104
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1794

NORTH CAROLINA PROFESSIONAL SEAL 042109 ENGINEER MARK S. QUAKENBUSH

October 31, 2019

REV	DATE	ISSUED FOR:
7	10-31-19	CONSTRUCTION
6	10-24-19	CONSTRUCTION
5	08-01-19	CONSTRUCTION
4	09-18-18	CONSTRUCTION

DRAWN BY: ANG CHECKED BY: MWS

SHEET TITLE:

ELECTRICAL NOTES

SHEET NUMBER: **E-1**

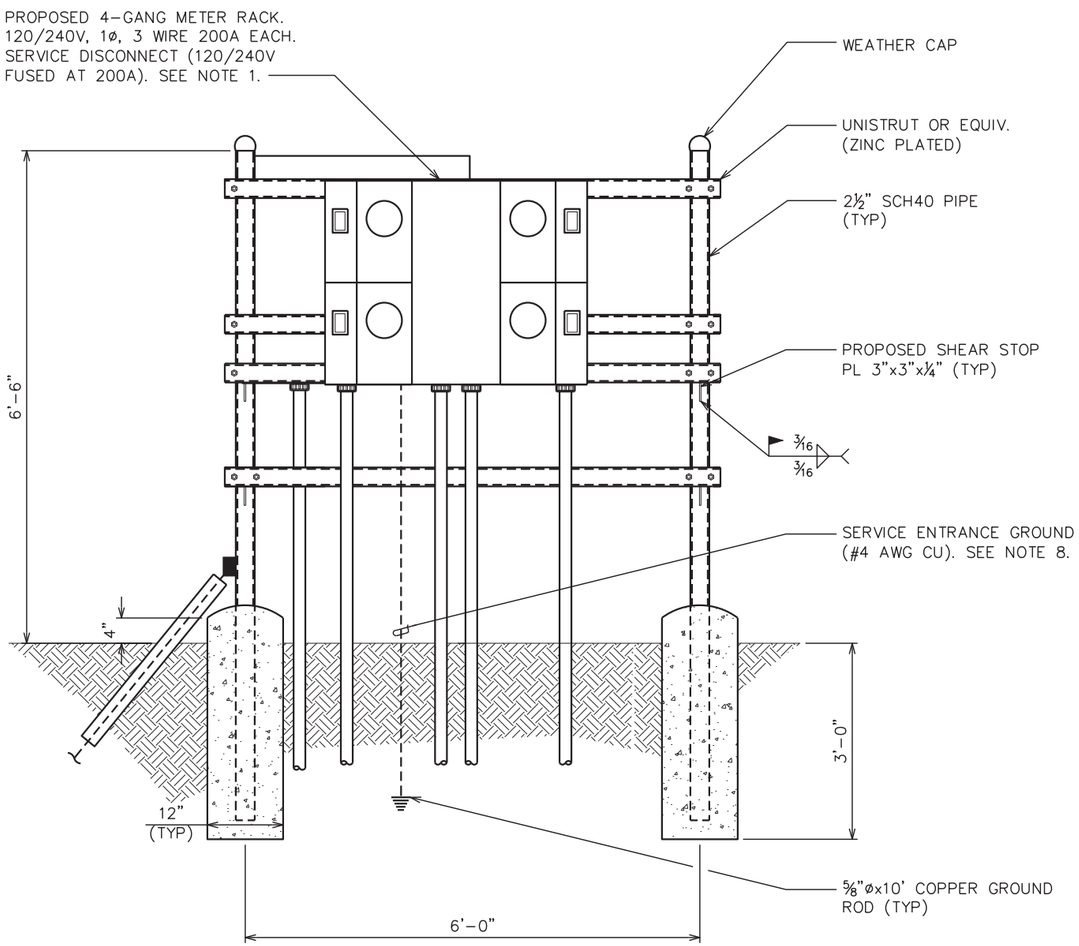
REVISION: 7

TEP #: 141883

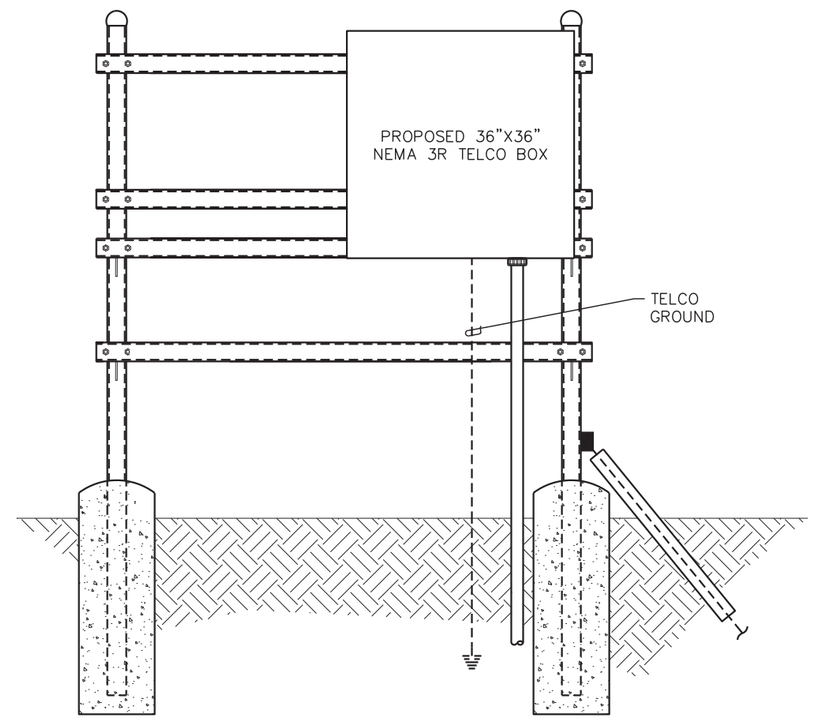
NOTES:

1. WATT-HOUR SOCKETS/SERVICE DISCONNECT MEANS. UTILITY COMPANY TO PROVIDE METERS. PROVIDE IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS.
2. ALL NEW STRUCTURAL STEEL SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 G90 AFTER FABRICATION.
3. FIELD ABRASIONS SHALL BE TOUCH UP PAINTED WITH ZINC RICH GALVANIZING REPAIR IN ACCORDANCE WITH ASTM A780.
4. ALL EXPOSED ENDS OF CONDUIT SHALL HAVE WEATHERPROOF CAPS.
5. PROVIDE 200LB. TEST PULL WIRES IN EACH TELEPHONE AND POWER CONDUIT. STUB CONDUITS INTO ENCLOSURE AND LABEL.
6. THE POWER COMPANY SHALL TERMINATE THE POWER CABLES (SUPPLIED AND INSTALLED BY THE POWER COMPANY) AT THE UTILITY METERS LOCATED ON THE EQUIPMENT RACK.
7. CONTRACTOR TO VERIFY RACK DIMENSIONS AND STRUT SPACING RELATIVE TO METER BASE MODEL NUMBER.
8. GROUNDING ELECTRODE CONDUCTOR IS SIZED FOR SINGLE 200A SERVICE ONLY. IF METER BANK SHARES A COMMON NEUTRAL/GROUND POINT, CONTRACTOR WILL INSTALL (1) 3/0 COPPER GEC INSTEAD.

CURRENT 2019-708 2/5/2020



SERVICE RACK - FRONT



SERVICE RACK - REAR

SERVICE RACK

SCALE: N.T.S.

PLANS PREPARED FOR:

APC Towers

8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1794

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042109 MARK S. QUAKENBUSH

November 21, 2019

REV	DATE	ISSUED FOR:
8	11-21-19	CONSTRUCTION
7	11-05-19	CONSTRUCTION
6	10-24-19	CONSTRUCTION
5	08-01-19	CONSTRUCTION

DRAWN BY: ANG | CHECKED BY: MWS

SHEET TITLE:

SERVICE RACK DETAILS

SHEET NUMBER: **E-2**

REVISION: 8

TEP #: 141883

GROUNDING NOTES:

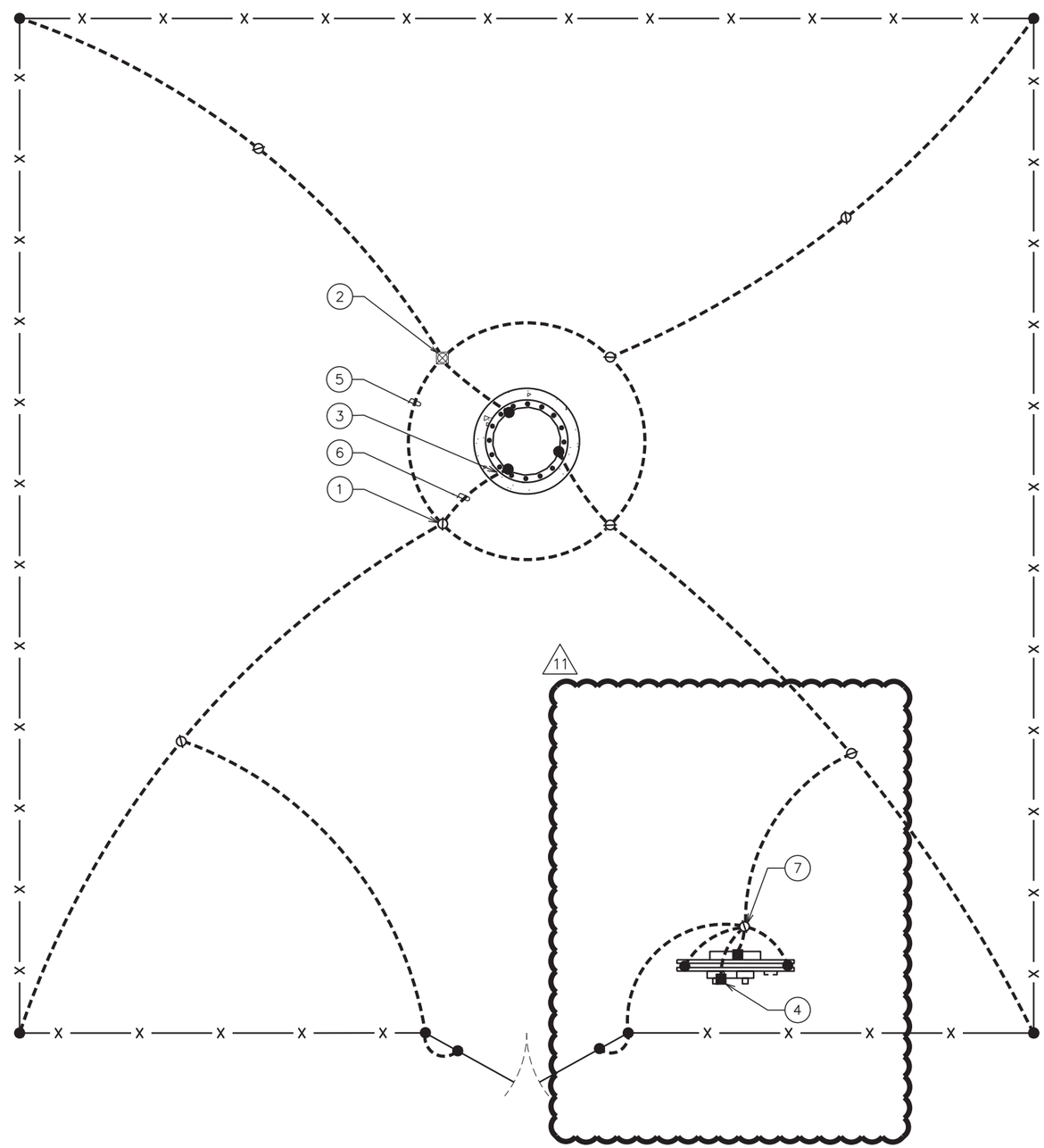
1. CONTRACTOR SHALL VERIFY THAT GROUNDING ELECTRODES SHALL BE CONNECTED IN A RING USING #2 AWG BARE TINNED COPPER WIRE. THE TOP OF THE GROUND RODS AND THE RING CONDUCTOR SHALL BE 30 INCHES BELOW FINISHED GRADE. GROUNDING ELECTRODES SHALL BE DRIVEN ON 20'-0" CENTERS (PROVIDE AND INSTALL AS REQUIRED. REQUIRED PER PLAN BELOW).
2. BONDING OF THE GROUNDED CONDUCTOR (NEUTRAL) AND THE GROUNDING CONDUCTOR SHALL BE AT THE SERVICE DISCONNECTING MEANS. BONDING JUMPER SHALL BE INSTALLED PER N.E.C. ARTICLE 250.30.
3. GROUND RING CONNECTION CONDUCTORS SHALL BE OF EQUAL LENGTH, MATERIAL, AND BONDING TECHNIQUE.
4. CONTRACTOR SHALL ENSURE GROUND RING IS WITHIN 12 TO 36 INCHES OF THE EQUIPMENT PAD. PROVIDE AND INSTALL GROUNDING CONNECTIONS SHOWN BELOW AS NEEDED PER EXISTING SITE GROUNDING SYSTEM. CONTRACTOR SHALL VERIFY EXISTING SITE GROUNDING CONDITIONS BEFORE STARTING WORK OR PURCHASING EQUIPMENT.
5. BOND GROUND BAR TO EXTERNAL GROUND RING WITH 1 RUN OF #2 BARE, TINNED, SOLID COPPER CONDUCTOR IN PVC. CONNECT BAR END WITH 2 HOLE LUG, AND "CADWELD" THE OTHER END TO THE EXTERNAL GROUND ROD.
6. ALL DOWN CONDUCTORS MUST GO DOWN.
7. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER WHEN THE GROUNDING SYSTEM IS COMPLETE. THE CONSTRUCTION MANAGER SHALL INSPECT THE GROUNDING SYSTEM PRIOR TO BACKFILLING.

DRAWING NOTES:

1. GROUND ROD ⅝"x10' LONG (TYP)
2. GROUND ROD WITH INSPECTION WELL (TYP)
3. CADWELD (TYP)
4. 2-HOLE LUG MECHANICAL CONNECTION (TYP)
5. PROPOSED TOWER GROUND RING
6. GROUND LEAD FROM TOWER TO TOWER GROUND RING (TYP OF 3)
7. PROPOSED SERVICE ENTRANCE GROUND ROD

CURRENT 2019-708 2/5/2020

NC GRID (NAD 83)



TOWER GROUNDING PLAN

SCALE: ⅛" = 1'-0"

0 8 16
SCALE IN FEET

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1794

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042109 MARK S. QUAKENBUSH

January 30, 2020

REV	DATE	ISSUED FOR:
13	01-30-20	CONSTRUCTION
12	01-28-20	CONSTRUCTION
11	01-27-20	CONSTRUCTION
10	01-06-20	CONSTRUCTION

DRAWN BY: SAT CHECKED BY: MWS

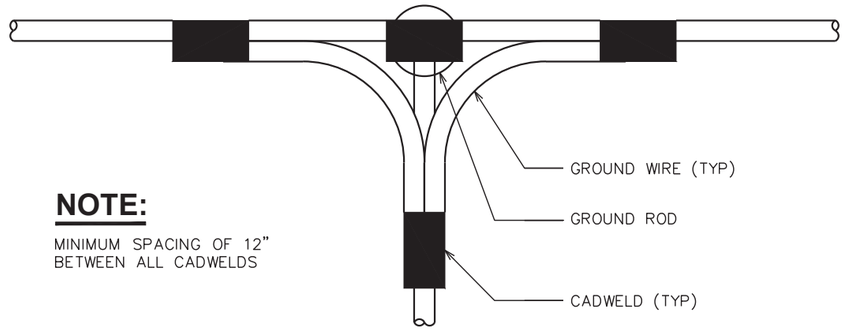
SHEET TITLE:

GROUNDING PLAN

SHEET NUMBER: **E-3**

REVISION: 13

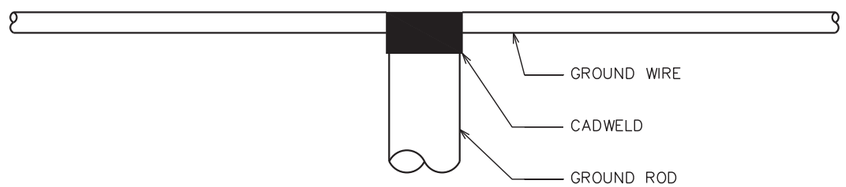
TEP #: 141883



NOTE:

MINIMUM SPACING OF 12" BETWEEN ALL CADWELDS

TOP VIEW

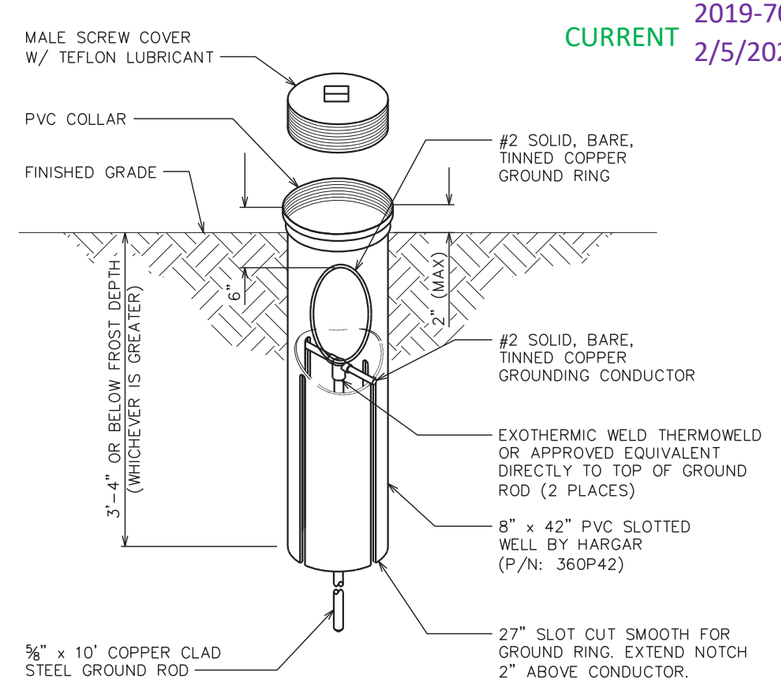


SIDE VIEW

CADWELD GROUNDING DETAIL

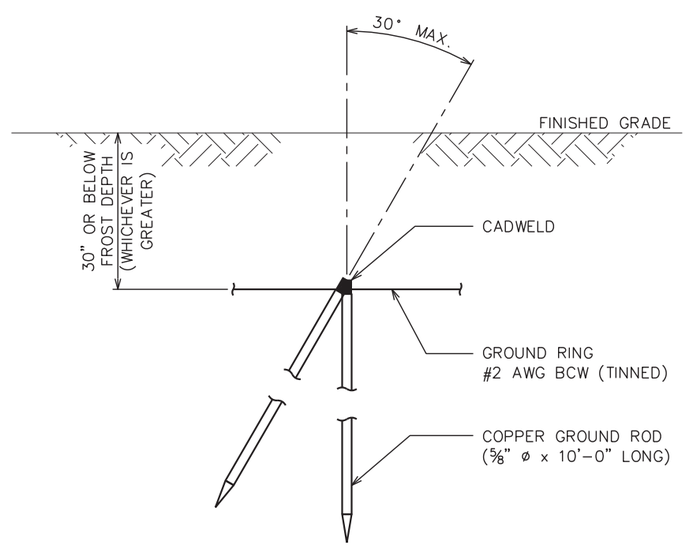
SCALE: N.T.S.

CURRENT 2019-708 2/5/2020



GROUND ROD WITH INSPECTION WELL DETAIL

SCALE: N.T.S.



COPPER-CLAD STEEL GROUND ROD DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:

APC Towers

8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1794

NORTH CAROLINA PROFESSIONAL SEAL 042109 ENGINEER MARK S. QUAKENBUSH

November 21, 2019

REV	DATE	ISSUED FOR:
8	11-21-19	CONSTRUCTION
7	11-05-19	CONSTRUCTION
6	10-24-19	CONSTRUCTION
5	08-01-19	CONSTRUCTION

DRAWN BY: ANG | CHECKED BY: MWS

SHEET TITLE:

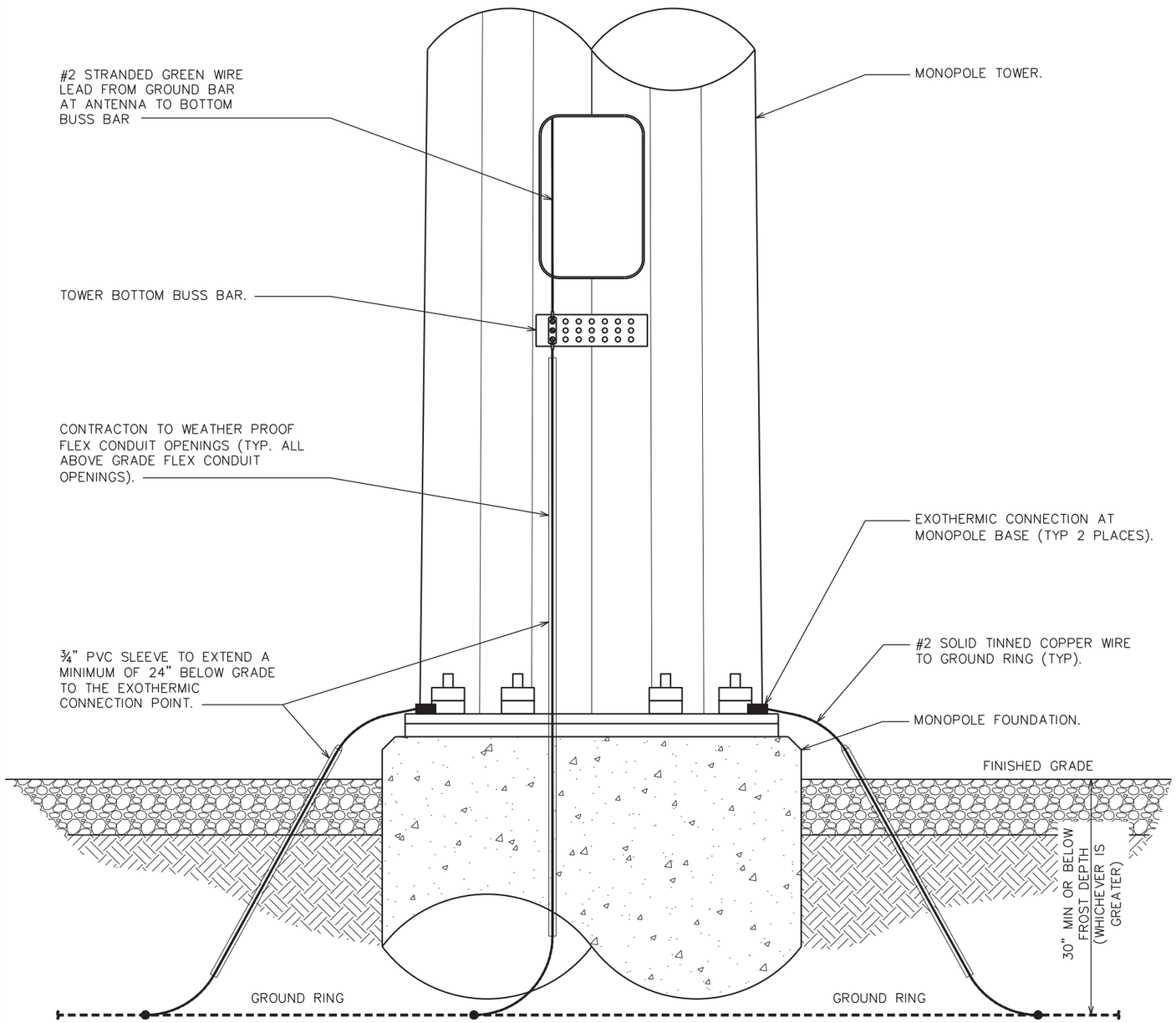
GROUNDING DETAILS I

SHEET NUMBER: **E-4**

REVISION: 8

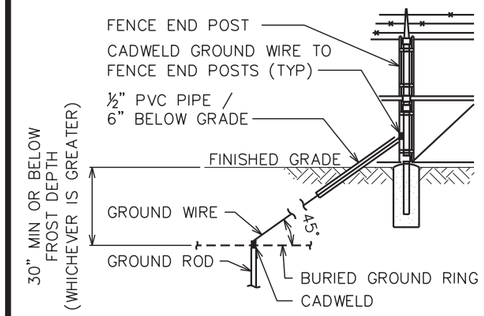
TEP #: 141883

CURRENT 2019-708 2/5/2020



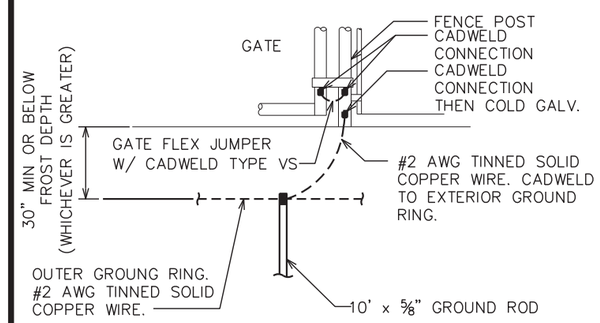
TOWER GROUNDING DETAIL

SCALE: N.T.S.



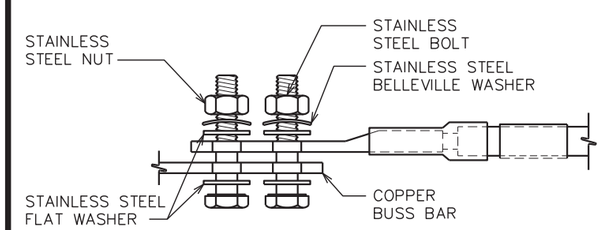
FENCE GROUNDING DETAIL

SCALE: N.T.S.



TYP. GATE POST GROUNDING DETAIL

SCALE: N.T.S.



NOTES:

1. ALL HARDWARE SHALL BE 18-8 STAINLESS STEEL, INCLUDING THE BELLEVILLE WASHERS. COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN THE LUG AND STEEL. COAT ALL SURFACES WITH KOPR-SHIELD.

LUG DETAILS

SCALE: N.T.S.

PLANS PREPARED FOR:

APC Towers

8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1794

NORTH CAROLINA PROFESSIONAL SEAL 042109 ENGINEER MARK S. QUAKENBUSH

November 21, 2019

REV	DATE	ISSUED FOR:
8	11-21-19	CONSTRUCTION
7	11-05-19	CONSTRUCTION
6	10-24-19	CONSTRUCTION
5	08-01-19	CONSTRUCTION

DRAWN BY: ANG CHECKED BY: MWS

SHEET TITLE:

GROUNDING DETAILS II

SHEET NUMBER: **E-5**

REVISION: 8

TEP #: 141883

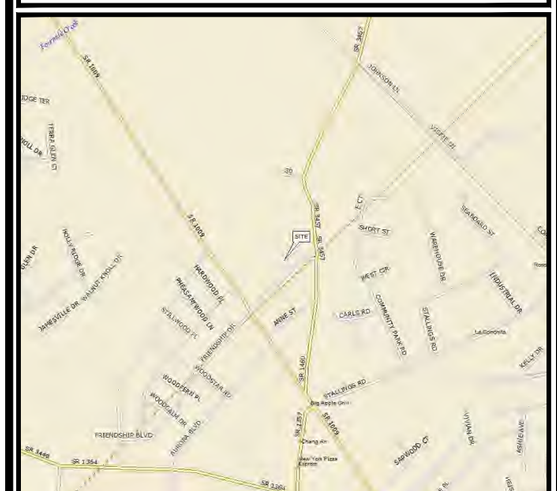
SITE NAME:	NC-1512 FRIENDSHIP DRIVE
PROJECT DESCRIPTION:	PROPOSED TELECOMMUNCATIONS FACILITY
TOWER TYPE:	118' MONOPINE (120' T/APPURTENANCE)
SITE ADDRESS:	2447 E. JOHN ST. MATTHEWS, NC 28105 (MECKLENBURG COUNTY)
JURISDICTION:	TOWN OF MATTHEWS
DISTURBED AREA:	0.17 AC (7,385 ± SQ. FT.)
PROPOSED LAND USE:	TELECOMMUNICATIONS FACILITY
CURRENT LAND USE:	INDUSTRIAL
CURRENT ZONING:	I-1
PIN:	21505125

PROJECT INFORMATION

LATITUDE N 35° 05' 29.475" (NAD '83)
LONGITUDE W 80° 41' 50.172" (NAD '83)

EXISTING GROUND ELEV. (AMSL) = 768.4' ± (NAVD '88)

TOWER COORDINATES



LOCATION MAP

FROM RALEIGH, NC: TAKE PREFERRED ROUTE TO I-40 W. CONTINUE ON I-40 W FOR APPROXIMATELY 70 MILES. KEEP LEFT TO MERGE ONTO I-85 S AND CONTINUE FOR APPROXIMATELY 80 MILES. TAKE EXIT 48 FOR INNER INTERSTATE 485 TOWARDS MATTHEWS/I-77 N/HUNTERSVILLE. CONTINUE ON I-485 INNER S FOR 22 MILES THEN TAKE EXIT 52 FOR E JOGN ST E TOWARDS MATTHEWS. TURN LEFT ONTO E JOHN ST THEN TURN LEFT ONTO FRIENDSHIP DR. SITE IS ON YOUR LEFT.

DRIVING DIRECTIONS

APC Towers

SUPERCEDED 2019-708 11/27/2019

8601 SIX FORKS ROAD SUITE 250
RALEIGH, NC 27615
(919) 324-1922

SITE NAME:
NC-1512 FRIENDSHIP DRIVE

2447 E. JOHN ST.
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

TOWER OWNER:

NAME:	APC TOWERS
ADDRESS:	8601 SIX FORKS ROAD SUITE 250
CITY, STATE, ZIP:	RALEIGH, NC 27615
CONTACT:	PAUL ALVAREZ
PHONE:	(919) 249-7732

SURVEYOR:

NAME:	SMW ENGINEERING GROUP INC.
ADDRESS:	158 BUSINESS CENTER DRIVE
CITY, STATE, ZIP:	BIRMINGHAM, ALABAMA 35244
CONTACT:	ANDREW A. KRAMER, P.L.S.
PHONE:	(205) 252-6985

CIVIL ENGINEER:

NAME:	TOWER ENGINEERING PROFESSIONALS
ADDRESS:	326 TRYON ROAD
CITY, STATE, ZIP:	RALEIGH, NC 27603
CONTACT:	JOHN H. BEST III, P.E.
PHONE:	(919) 661-6351

ELECTRICAL ENGINEER:

NAME:	TOWER ENGINEERING PROFESSIONALS
ADDRESS:	326 TRYON ROAD
CITY, STATE, ZIP:	RALEIGH, NC 27603
CONTACT:	MARK S. QUAKENBUSH, P.E.
PHONE:	(919) 661-6351

PROPERTY OWNER:

NAME:	COUCHELL FAMILY PROPERTIES, LLC
ADDRESS:	3362 SMITH FARMS ROAD
CITY, STATE, ZIP:	MATTHEWS, NC 28104
CONTACT:	COUCHELL FAMILY PROPERTIES, LLC
PHONE:	UNKNOWN

CONTACT INFORMATION

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. NORTH CAROLINA BUILDING CODE (2018 EDITION)
2. NORTH CAROLINA CODE COUNCIL
3. ANSI/TIA-222-G-2-2009
4. 2017 NCEC (W/ 2017 NC AMENDMENTS)
5. LOCAL BUILDING CODE
6. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

UTILITIES:

POWER COMPANY:	DUKE ENERGY
CONTACT:	CUSTOMER SERVICE
PHONE:	(800) 777-9898
METER # NEAR SITE:	UNKNOWN
XFMR # NEAR SITE:	UNKNOWN
TELEPHONE COMPANY:	AT&T
CONTACT:	CUSTOMER SERVICE
PHONE:	(800) 331-0500
PHONE # NEAR SITE:	UNKNOWN
PEDESTAL # NEAR SITE:	UNKNOWN

SHEET	DESCRIPTION	REV
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T-2 - T-6	APPENDIX B	8
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C-1	SITE PLAN	9
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INDEX OF SHEETS

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1794

REV	DATE	ISSUED FOR:
9	11-25-19	CONSTRUCTION
8	11-21-19	CONSTRUCTION
7	11-05-19	CONSTRUCTION
6	10-24-19	CONSTRUCTION
5	09-01-19	CONSTRUCTION
4	09-18-18	CONSTRUCTION
3	09-14-18	CONSTRUCTION
2	08-30-18	CONSTRUCTION
1	08-28-18	PRELIMINARY

DRAWN BY: ANG CHECKED BY: MWS

SEAL:

NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III

November 25, 2019

SEAL:

NORTH CAROLINA PROFESSIONAL SEAL 042109 ENGINEER MARK S. QUAKENBUSH

November 25, 2019

SHEET NUMBER: T-1

REVISION: 9

TEP #: 141883

SUPERCEDED 2019-708
11/27/2019

PROJECT NOTES:

1. ALL REFERENCES MADE TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED APC OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING TO HAVE SUFFICIENT EXPERIENCE AND ABILITY, IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF NORTH CAROLINA.
3. THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-G-2-2009 AND CONFORM TO THE REQUIREMENTS OF THE NORTH CAROLINA BUILDING CODE, 2018 EDITION.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NORTH CAROLINA BUILDING CODE, 2018 EDITION.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATION. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK. RENTAL CHARGES, SAFETY, PROTECTION, AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE OWNER PROJECT MANAGER.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR/OWNER. CONTRACTOR/OWNER SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.
18. ANY BUILDINGS ON THIS SITE ARE INTENDED TO SHELTER EQUIPMENT WHICH WILL ONLY BE PERIODICALLY MAINTAINED AND ARE NOT INTENDED FOR HUMAN OCCUPANCY.
19. TEMPORARY FACILITIES FOR PROTECTION OF TOOLS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
20. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL CARRY LIABILITY INSURANCE IN THE AMOUNTS AND FORM IN ACCORDANCE WITH OWNER SPECIFICATIONS. CERTIFICATES DEMONSTRATING PROOF OF COVERAGE SHALL BE PROVIDED TO OWNER PRIOR TO THE START OF THE WORK ON THE PROJECT.
21. THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY SERVICES TO VERIFY LOCATIONS OF EXISTING UTILITIES AND REQUIREMENTS FOR NEW UTILITY CONNECTIONS PRIOR TO EXCAVATING.
22. THE CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE PRIOR TO SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL FURNISH ONE 55 GALLON BARREL, AND TRASH BAGS, AND SHALL REMOVE TRASH, DEBRIS, ETC., ON A DAILY BASIS.
23. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING THE PROPOSAL. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PROJECT ENGINEER FOR FACILITIES/CONSTRUCTION.
24. THE CONTRACTOR SHALL GUARANTEE THE WORK PERFORMED ON THE PROJECT BY THE CONTRACTOR AND ANY OR ALL OF THE SUBCONTRACTORS WHO PERFORMED WORK FOR THE CONTRACTOR ON THIS PROJECT. THE GUARANTEE SHALL BE FOR A FULL YEAR FOLLOWING ISSUANCE OF THE FINAL PAYMENT OF RETAINAGE. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.

UTILITY NOTES

1. APPLY FOR THE UTILITY SERVICE (ELECTRIC) NO LATER THAN THE NEXT BUSINESS DAY FOLLOWING AWARD OF CONTRACT. COORDINATE WITH THE ELECTRIC UTILITY COMPANY FOR EXACT TRANSFORMER LOCATION, METERING REQUIREMENTS, AND THE SERVICE ROUTING. COORIDNATE WITH THE TELEPHONE UTILITY COMPANY FOR EXACT TELEPHONE REQUIREMENTS AND ROUTING OF SERVICE.
2. ALL UTILITY RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE UTILITY REQUIREMENTS. FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT UTILITIES AND LOCATOR SERVICE A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION. (NC ONE-CALL 1-800-632-4949).
4. CONTRACTOR SHALL PROVIDE TRENCHING AND CONDUITS AS SHOWN OR AS REQUIRED BY LOCAL UTILITY.
5. NO PENETRATIONS TO THE TOWER FOUNDATION OF ANY KIND.

PLANS PREPARED FOR:

APC Towers

8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1794

NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III

November 21, 2019

REV	DATE	ISSUED FOR:
8	11-21-19	CONSTRUCTION
7	11-05-19	CONSTRUCTION
6	10-24-19	CONSTRUCTION
5	08-01-19	CONSTRUCTION

DRAWN BY: ANG | CHECKED BY: MWS

SHEET TITLE:

PROJECT NOTES

SHEET NUMBER: **N-1**

REVISION: **8**

TEP #: 141883

SUPERCEDED 2019-708 11/27/2019

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)
(Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: NC-1512 FRIENDSHIP DRIVE
Address: 2447 EAST JOHN STREET, MATTHEWS, NC Zip Code 28105
Owner/Authorized Agent: Paul Alvarez Phone # (919) 244 - 7732 E-Mail PALVAREZ@APCTOWERS.COM
Owned By: ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☐ City_____ ☒ County MECKLENBURG ☐ State

CONTACT: Tower Engineering Professionals

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural				(___)_____	
Civil	Tower Engineering Professionals	John H. Best, III	043120	(919) 661-6351	jbest@tepgroup.net
Electrical	Tower Engineering Professionals	Mark S. Quakenbush	042109	(919) 661-6351	mquakenbush@tepgroup.net
Fire Alarm				(___)_____	
Plumbing				(___)_____	
Mechanical				(___)_____	
Sprinkler-Standpipe				(___)_____	
Structural				(___)_____	
Retaining Walls >5' High				(___)_____	
Other				(___)_____	

("Other" should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

2018 NC BUILDING CODE: ☒ New Building ☐ Addition ☐ Renovation
☐ 1st Time Interior Completion
☐ Shell/Core - Contact the local inspection jurisdiction for possible additional procedures and requirements
☐ Phased Construction - Shell/Core- Contact the local inspection jurisdiction for possible additional procedures and requirements

2018 NC EXISTING BUILDING CODE: EXISTING: ☐ Prescriptive ☐ Repair ☐ Chapter 14
Alteration: ☐ Level I ☐ Level II ☐ Level III
☐ Historic Property ☐ Change of Use

CONSTRUCTED: (date) _____ **CURRENT OCCUPANCY(S)** (Ch. 3): _____
RENOVATED: (date) _____ **PROPOSED OCCUPANCY(S)** (Ch. 3): _____

OCCUPANCY CATEGORY (Table 1604.5): **Current:** ☐ I ☐ II ☐ III ☐ IV
Proposed: ☐ I ☐ II ☐ III ☐ IV

BASIC BUILDING DATA
Construction Type: ☐ I-A ☐ II-A ☐ III-A ☐ IV ☐ V-A
(check all that apply) ☐ I-B ☒ II-B ☐ III-B ☐ V-B
Sprinklers: ☒ No ☐ Partial ☐ Yes ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
Standpipes: ☒ No ☐ Yes Class ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
Fire District: ☐ No ☐ Yes **Flood Hazard Area:** ☒ No ☐ Yes
Special Inspections Required: ☐ No ☐ Yes (Contact the local inspection jurisdiction for additional procedures and requirements.)

Gross Building Area Table

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
3rd Floor		N/A	
2nd Floor		N/A	
Mezzanine		N/A	
1st Floor		N/A	
Basement		N/A	
TOTAL			

ALLOWABLE AREA

Primary Occupancy Classification(s): Select one Select one Select one Select one Select one Select one
Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business ☐
Educational ☐
Factory ☐ F-1 Moderate ☐ F-2 Low
Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional ☐ I-1 Condition ☐ 1 ☐ 2
☐ I-2 Condition ☐ 1 ☐ 2
☐ I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ I-4
Mercantile ☐
Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 Moderate ☒ S-2 Low ☐ High-piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐

Accessory Occupancy Classification(s): N/A
Incidental Uses (Table 509): N/A
Special Uses (Chapter 4 – List Code Sections): N/A
Special Provisions: (Chapter 5 – List Code Sections): N/A
Mixed Occupancy: ☒ No ☐ Yes Separation: Exception: _____

☐ Non-Separated Use (508.3) - The required typ[illegible] the building shall be determined by applying the [illegible]ns for each of the applicable occupanci[illegible] The most restrictive type of constru[illegible]ll apply to the entire building.

☐ Separated Use (508.4) - See belo[illegible] or each story, the area of the occupancy shall be su[illegible]ios of the actual floor area of each use divided by the [illegible] each use shall not exceed 1.

Actual Area of Occupan[illegible]rea of Occupancy B ≤ 1
Allowable Area of Occu[illegible]le Area of Occupancy B

_____ + ... = _____ ≤ 1.00

N/A
NOT A BUILDING

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE
2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
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N.C. LICENSE # C-1794

NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III

November 21, 2019

REV	DATE	ISSUED FOR:
8	11-21-19	CONSTRUCTION
7	11-05-19	CONSTRUCTION
6	10-24-19	CONSTRUCTION
5	08-01-19	CONSTRUCTION

DRAWN BY: JKW CHECKED BY: JKW

SHEET TITLE:
APPENDIX B

SHEET NUMBER: **T-2**
REVISION: 8
TEP #: 141883

SUPERCEDED 2019-708 11/27/2019

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2[4] AREA	(C) AREA FOR FRONTAGE INCREASE[1,5]	(D) ALLOWABLE AREA PER STORY OR UNLIMITED[2,3]

N/A NOT A BUILDING

[1] Frontage area increases from Section 506.2 are
a. Perimeter which fronts a public way
feet minimum width = _____ (F)
b. Total Building Perimeter
c. Ratio (F/P) = _____ (F/
d. W = Minimum width of publ
)
e. Percent of frontage increa
x W/30 = _____ (%)
[2] Unlimited area applicable under con
507.
[3] Maximum Building Area = total numbe
the building x D (maximum3 stories) (506.2).
[4] The maximum area of open parking garag
comply with Table 406.5.4. The maximum area of air traffic control towers must comply with Table 412.
.1.
[5] Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT

	ALLOWABLE	PLANS	CODE REFERENCE
Building Height in Feet (Table 504.3)			
Building Height in Stories (Table 504.4)			

[1] Provide code reference if the "Shown on Plans" quantity is not ba

N/A NOT A BUILDING

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D	RATING PROVIDED (W/_____* REDUCTION)	DETAIL # AND SHE	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses							
Bearing Walls							
Exterior							
North							
East							
West							
South							
Interior							
Nonbearing Walls and Partitions Exterior walls							
North							
East							
West							
South							
Interior walls and partitions							
Floor Construction Including supporting beams and joists							
Floor Ceiling Assembly							
Columns Supporting Floors							
Roof Construction, including supporting beams and joists							
Roof Ceiling Assembly							
Columns Supporting Roof							
Shaft Enclosures - Exit							
Shaft Enclosures - Other							
Corridor Separation							
Occupancy/Fire Barrier Separation							
Party/Fire Wall Separation							
Smoke Barrier Separation							
Smoke Partition							
Tenant/Dwelling Unit/ Sleeping Unit Separation							
Incidental Use Separation							

N/A NOT A BUILDING

N/A NOT A BUILDING

* Indicate section number permitting reduction

PLANS PREPARED FOR:

APC Towers

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PROJECT INFORMATION:

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FRIENDSHIP DRIVE

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PLANS PREPARED BY:

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NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III

November 21, 2019

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5	08-01-19	CONSTRUCTION

DRAWN BY: JKW CHECKED BY: JKW

SHEET TITLE:

APPENDIX B

SHEET NUMBER: **T-3**

REVISION: **8**

TEP #: 141883

SUPERCEDED 2019-708
11/27/2019

PERCENTAGE OF WALL OPENING CALCULATIONS

Fire Separation Distance (Feet) from Property Lines	Degree of Openings Protection (Table 705.8)	Allowable Area (%)	Actual Shown on Plans (%)

N/A
NOT A BUILDING

LIF[illegible] REQUIREMENTS

Emergency Lighting: ☐ [illegible]
Exit Signs:
Fire Alarm:
Smoke Detection Systems: ☐ [illegible] Yes ☐ Partial _____
Panic Hardware: ☐ [illegible] ☐ Yes

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: _____

- ☐ Fire and/or smoke rated wall locations (Chapter 7)
- ☐ Assumed and real property line locations (if not on the site plan)
- ☐ Exterior wall opening area with respect to distance to assum[illegible] property lines (705.8)
- ☐ Occupancy Use for each area as it relates to occupant loa[illegible]tion (Table 1004.1.2)
- ☐ Occupant loads for each area
- ☐ Exit access travel distances (1017)
- ☐ Common path of travel distances (Tables 1006[illegible]
- ☐ Dead end lengths (1020.4)
- ☐ Clear exit widths for each exit door
- ☐ Maximum calculated occupant load [illegible] an accommodate based on egress width (1005.3)
- ☐ Actual occupant load for each exi[illegible]
- ☐ A separate schematic plan ind[illegible] floor/ceiling and/or roof structure is provided for purposes of occupancy sep[illegible]
- ☐ Location of doors with pan[illegible] 10)
- ☐ Location of doors with delayed [illegible] and the amount of delay (1010.1.9.7)
- ☐ Location of doors with electroma[illegible] gress locks (1010.1.9.9)
- ☐ Location of doors equipped with hold-open devices
- ☐ Location of emergency escape windows (1030)
- ☐ The square footage of each fire area (202)
- ☐ The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
- ☐ Note any code exceptions or table notes that may have been utilized regarding the items above

N/A
NOT A BUILDING

ACCESSIBLE DWELLING UNITS
(SECTION 1107)

Total Units	Accessible Units Required	Accessible Units Provided	Type A Units Required	Type A Units Provi[illegible]	[illegible] B	Type B Units Provided	Total Accessible Units Provided

N/A
NOT A BUILDING

AC[illegible]

Lot or Parking Area	Total # of Parking [illegible] Required	[illegible]	[illegible] Accessible Spaces Provided			Total # Accessible Provided
			[illegible]th Aisle	Van Spaces With 132" Access Aisle	Van Spaces With 8' Access Aisle	
Total						

N/A
NOT A BUILDING

PLUMBING FIXTURE REQUIREMENTS
(TABLE 2902.1)

Use		Waterclosets			Urinals	Lavatories			Showers /Tubs	Drinking Fountains	
		Male	Female	Unisex		Male	Fem[illegible]	Unisex		Regular	Accessible
Space	Exist'g										
	New										
	Req'd										

N/A
NOT A BUILDING

SPE[illegible]

Special approval: (Local Jurisdiction, Dep[illegible] C, DPI, DHHS, etc., describe below)

_____

_____

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE
2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1794

NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III

November 21, 2019

REV	DATE	ISSUED FOR:
8	11-21-19	CONSTRUCTION
7	11-05-19	CONSTRUCTION
6	10-24-19	CONSTRUCTION
5	08-01-19	CONSTRUCTION

DRAWN BY: JKW | CHECKED BY: JKW

SHEET TITLE:

APPENDIX B

SHEET NUMBER: **T-4**

REVISION: 8

TEP #: 141883

SUPERCEDED 2019-708 11/27/2019

ENERGY SUMMARY

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design.

Existing building envelope complies with code: ☐ N (remainder of this section is not applicable)

Exempt Building: ☐ No ☐ Yes (Provide code or _____

Climate Zone: ☐ 3A ☐ 4A ☐

Method of Compliance: Energy ☐ Prescriptive
ASH ance ☐ Prescriptive
rce here)_____

N/A NOT A BUILDING

THERMAL ENVELOPE (Prescrip)

Roof/ceiling Assembly (each ass)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Skylights in each assembly: _____
U-Value of skylight: _____
total square footage of skylights in each assembly: _____

Exterior Walls (each assembly)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Openings (windows or doors with glazing)
U-Value of assembly: _____
Solar heat gain coefficient: _____
projection factor:
Door R-Values:

N/A NOT A BUILDING

Walls below grade (each assembly)
Description of assembly: _____
U-Value of total assembly
R-Value of insulation

Floors over unconditio y)
Description of ass _____
U-Value of total asse _____
R-Value of insulation: _____

Floors slab on grade
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Horizontal/vertical requirement: _____
slab heated: _____

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
STRUCTURAL DESIGN
(PROVIDE ON THE STRUCTURAL SHEETS IF APPLICABLE)

DESIGN LOADS:

Importance Factors: Snow (I_S) _____
Seismic (I_E) _____

Live Loads: Roof _____ psf
Mezzanine _____ psf
Floor _____ p

Ground Snow Load: _____ psf

Wind Load: Basic Wind Speed E-7)
Exposure Category

N/A NOT A BUILDING

SEISMIC DESIGN CATEGORY: ☐ D
Provide the following Seismic Design
Risk Category (Table 160 ☐ III ☐ IV
Spectral Response Acc _____ %g S_1_____ %g
Site Classification (ASCE ☐ B ☐ C ☐ D ☐ E ☐ F
Data Source: Test ☐ Presumptive ☐ Historical Data
Basic structural system ☐ earing Wall ☐ Dual w/Special Moment Frame
☐ Building Frame ☐ Dual w/Intermediate R/C or Special Steel
☐ Moment Frame ☐ Inverted Pendulum
Analysis Procedure: ☐ Simplified ☐ Equivalent Lateral Force ☐ Dynamic
Architectural, Mechanical, Components anchored? ☐ Yes ☐ No

LATERAL DESIGN CONTROL: Earthquake ☐ Wind ☐

SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) _____ psf
Presumptive Bearing capacity _____ psf
Pile size, type, and capacity _____

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE
2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

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NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III

November 21, 2019

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DRAWN BY: JKW CHECKED BY: JKW

SHEET TITLE:
APPENDIX B

SHEET NUMBER: **T-5**
REVISION: 8
TEP #: 141883

SUPERCEDED 2019-708
11/27/2019

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
MECHANICAL DESIGN
(PROVIDE ON THE MECHANICAL SHEETS IF APPLICABLE)

MECHANICAL SUMMARY

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

N/A
NOT A BUILDING

Thermal Zone

winter dry bulb: _____
summer dry bulb: _____

Interior design conditions

winter dry bulb: _____
summer dry bulb: _____
relative humidity: _____

Building heating load: _____

Building cooling load: _____

Mechanical Spacing Conditioning System

Unitary
- description of unit: _____
- heating efficiency: _____
- cooling efficiency: _____
- size category of unit: _____

Boiler
- Size category. If oversized, state reason.: _____

Chiller
- Size category. If oversized, state reason.: _____

List equipment efficiencies: _____

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
ELECTRICAL DESIGN
(PROVIDE ON THE ELECTRICAL SHEETS IF APPLICABLE)

ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT

N/A
NOT A BUILDING

Method of Compliance: Energy Code ☐ Perf ☐ Prescriptive
ASHRAE 90.1 ☐ P Prescriptive

Lighting schedule (each fixture type)

lamp type required in fixtur
number of lamps in fixtu
ballast type used in th
number of ballasts
total wattage pe
total interior w owed (whole building or space by space)
total exterior wat allowed

Additional Efficiency Packag ons
(When using the 2018 NCECC; not required for ASHRAE 90.1)

- ☐ C406.2 More Efficient HVAC Equipment Performance
- ☐ C406.3 Reduced Lighting Power Density
- ☐ C406.4 Enhanced Digital Lighting Controls
- ☐ C406.5 On-Site Renewable Energy
- ☐ C406.6 Dedicated Outdoor Air System
- ☐ C406.7 Reduced Energy Use in Service Water Heating

PLANS PREPARED FOR:

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PROJECT INFORMATION:

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FRIENDSHIP DRIVE

2447 EAST JOHN STREET
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DRAWN BY: JKW | CHECKED BY: JKW

SHEET TITLE:

APPENDIX B

SHEET NUMBER: **T-6**

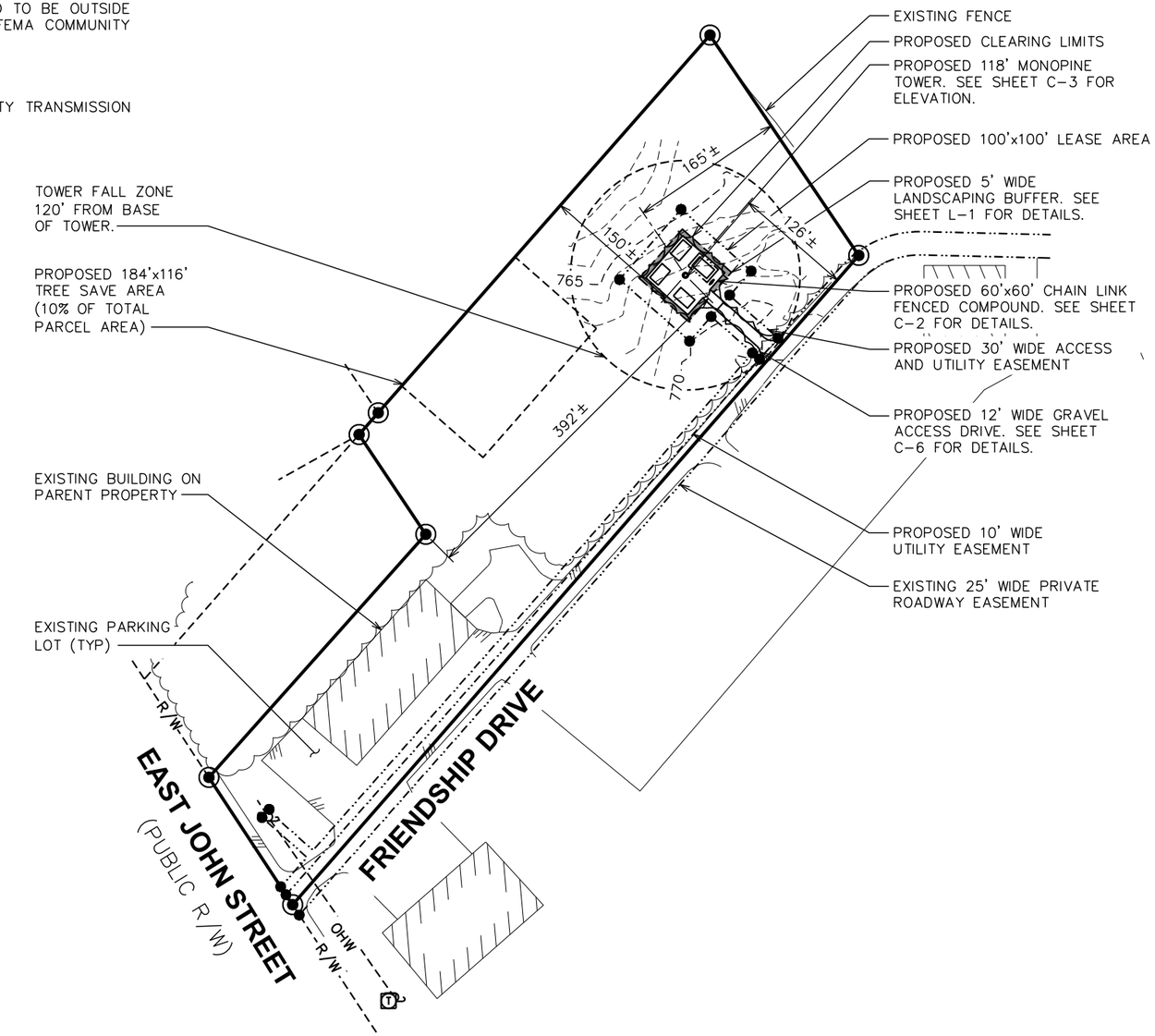
REVISION: 8

TEP #: 141883

SUPERCEDED 2019-708
11/27/2019

NOTES:

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NCSPCS NAD 83), BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON JULY 2, 2018.
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) IN FEET.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE TOWER IS LOCATED IN ZONE "X." AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #3710449900K, DATED FEBRUARY 19, 2014.
5. SEE SHEETS C-1A & C-1C FOR PROPERTY DETAILS.
6. THERE ARE NO EXISTING TELECOMMUNICATIONS OR UTILITY TRANSMISSION TOWERS WITHIN 1800' OF THE PROPOSED TOWER.



LEGEND

———	EXIST. PROPERTY LINE
- - - - - - - -	ADJ. PROPERTY LINE
	EXIST. UTILITY POLE
	EXIST. LIGHT POLE
	EXIST. HYDRANT
	EXIST. TELCO PEDESTAL
	PROPERTY CORNER
●	LEASE/EASE. CORNER
---200---	EXIST. CONTOUR LINE
	EDGE OF PAVEMENT
---OHW---	OVERHEAD WIRE
---R/W---	RIGHT-OF-WAY
—— X ——	CHAIN LINK FENCE
	EXISTING TREE LINE

SITE PLAN

SCALE: 1" = 150'

0 150 300
SCALE IN FEET

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

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NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III

November 25, 2019

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DRAWN BY: ANG | CHECKED BY: MWS

SHEET TITLE:

SITE PLAN

SHEET NUMBER: **C-1**

REVISION: 9

TEP #: 141883

NOTES:

1. ALL ADJACENT PARCELS ARE BASED ON MECKLENBURG & UNION COUNTY GIS AND AERIAL MAPS/PROPERTY LOCATOR.
2. SEE SHEET C-1B & C-1C FOR PROPERTY INFORMATION.

LEGEND

- EXIST. PROPERTY LINE
- ADJ. PROPERTY LINE
- EXIST. UTILITY POLE
- EXIST. LIGHT POLE
- EXIST. HYDRANT
- EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- LEASE/EASE. CORNER
- ---200--- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- ---OHW--- OVERHEAD WIRE
- ---R/W--- RIGHT-OF-WAY
- —— X —— CHAIN LINK FENCE
- EXISTING TREE LINE

PROPERTY VICINITY MAP

SCALE: 1" = 200'

0 200 400
SCALE IN FEET

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
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PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

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DRAWN BY: ANG CHECKED BY: MWS

SHEET TITLE:

PROPERTY VICINITY MAP

SHEET NUMBER: **C-1A**

REVISION: 8

TEP #: 141883

SUPERCEDED 2019-708
11/27/2019

PROPERTY INFORMATION

NO.	PIN	N/F PROPERTY OWNER	DEED BOOK	PAGE	STREET ADDRESS	COUNTY
1	21505125	COUCHELL FAMILY PROPERTIES LLC	16898	439	2447 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
2	21505124	HOWARD L. & WILLAREE M. SLOAN	06088	810	2337 MONROE RD. MATTHEWS, NC 28105	MECKLENBURG
3	21505115	OREN J. SLOAN JR.	N/A	N/A	2335 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
4	21505132	JUDY T. DRAKE	2179	240	CAMPUS RIDGE RD. MATTHEWS, NC 28105	MECKLENBURG
5	21505129	VENTURE ENTREPRENEURS LLC	20925	891	3940 CAMPUS RIDGE RD. MATTHEWS, NC 28105	MECKLENBURG
6	07126006D	VENTURE ENTREPRENEURS LLC	4270	365	3950 CAMPUS RIDGE DR. MATTHEWS, NC 28105	UNION
7	21505113	VENTURE ENTREPRENEURS LLC	20925	891	2505 E. JOHN ST. MATTHEWS, NC 28104	MECKLENBURG
8	07126001B	VENTURE ENTREPRENEURS LLC	4270	365	4420 FRIENDSHIP DR. MATTHEWS, NC 28105	UNION
9	21505130	LARRY D. & SUSAN B. HARRILL	8027	269	2505 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
10	07126001	LDH RENTAL PROPERTIES LLC	5876	513	4410 FRIENDSHIP DR. MATTHEWS, NC 28105	UNION
11	07126001A	LDH RENTAL PROPERTIES LLC	1774	500	2505 OLD MONROE RD. MATTHEWS, NC 28105	UNION
12	21505112	ROKTAL PROPERTY DEVELOPMENT LLC	28706	193	2441 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
13	21505111	2425 EAST JOHN ST LLC	19185	280	2433 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
14	21505110	2425 EAST JOHN ST LLC	19185	280	2425 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
15	21505109	BERBICE ENTERPRISE LLC	27406	288	2349 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
16	21505122	BERBICE ENTERPRISE LLC	27406	288	2341 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
17	21505107	2309 EAST JOHN ST LLC	19543	628	2319 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
18	21505123	2309 EAST JOHN ST LLC	19543	628	2327 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
19	21505114	HOWARD L. & WILLAREE M. SLOAN	02024	467	2339 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
20	21505108	SENIOR PROPERTIES LLC	21174	469	2333 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
21	21505116	CHERYL DRAKE-BOWERS & JUDY TENNANT DRAKE	33649	241	3908 CAMPUS RIDGE RD. MATTHEWS, NC 28105	MECKLENBURG
22	21505202	JUDY TENNANT DRAKE	N/A	N/A	CAMPUS RIDGE RD. MATTHEWS, NC 28105	MECKLENBURG
23	07126006	JUDY T. DRAKE	N/A	N/A	POTTER RD. MATTHEWS, NC 28105	UNION
24	07126006F	CHERYL L. DRAKE-BOWERS & HUGH HAWES	N/A	N/A	3939 CAMPUS RIDGE RD. STALLINGS, NC 28104	UNION
25	07126056	HUMPHREY CHRISTOPHER ALAN	1706	692	2432 COMMUNITY PARK DR. STALLINGS, NC 28104	UNION
26	07126006E	LEIGHTON SR. & THOMAS DRAKE	4594	384	4001 RIDGE RD. MATTHEWS, NC 28105	UNION
27	07126006A	MICHAEL M. STEPHENS	3157	293	4020 RIDGE RD. MATTHEWS, NC 28105	UNION
28	07126006G	LEIGHTON SR. & THOMAS DRAKE	4594	384	4010 RIDGE RD. MATTHEWS, NC 28105	UNION
29	07126007F	PAUL K. & MARY P. LAZAROU	4397	753	CAMPUS RIDGE RD. STALLINGS, NC 28104	UNION
30	07126006C	JOHN Y, & KATHERINE PENNINGER	N/A	N/A	4024 CAMPUS RIDGE RD. MATTHEWS, NC 28105	UNION

PROPERTY INFORMATION

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

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NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III

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DRAWN BY: ANG CHECKED BY: MWS

SHEET TITLE:

PROPERTY INFORMATION

SHEET NUMBER: **C-1B**

REVISION: 8

TEP #: 141883

SUPERCEDED 2019-708 11/27/2019

PROPERTY INFORMATION

NO.	PIN	N/F PROPERTY OWNER	DEED BOOK	PAGE	STREET ADDRESS	COUNTY
31	07126002	TAMI LINN OSMER MIZE	7102	747	217 ANNE ST. STALLINGS, NC 28104	UNION
32	07126002G	DUNG H. TONG	5902	786	209 ANN ST. MATTHEWS, NC 28104	UNION
33	07126002H	BRADFORD A. KROLL	3906	639	201 ANN ST. MATTHEWS, NC 28104	UNION
34	07126002I	JERRY, MACK, & LYNDA PRESSLEY	N/A	N/A	117 ANN ST. MATTHEWS, NC 28104	UNION
35	07126002D	SAFELITE ELECTRIC	4742	169	116 ANN ST. MATTHEWS, NC 28104	UNION
36	07126002J	AJC LLC	5472	276	109 ANN ST. MATTHEWS, NC 28104	UNION
37	07126002B	JEFFREY R. & TERESA A. CARROLL	N/A	N/A	2525 OLD MONROE RD. STALLINGS, NC 28104	UNION
38	07126002A	F & B LLC	5398	407	2509 OLD MONROE RD. STALLINGS, NC 28104	UNION
39	07144034	EASTWOOD FOREST BAPTIST CHURCH	N/A	N/A	112 AURORA BLVD. MATTHEWS, NC 28104	UNION
40	07144032	RONNIE H. & MARY F. CHAPMAN	N/A	N/A	2500 OLD MONROE RD. STALLINGS, NC 28104	UNION
41	07144031	WELDON D. POWELL	0914	0033	FRIENDSHIP DR. MATTHEWS, NC 28104	UNION
42	07144030	WELDON D. POWELL	0935	0099	FRIENDSHIP DR. MATTHEWS, NC 28104	UNION
43	07144029	MYRTLE H. POWELL	N/A	N/A	309 FRIENDSHIP DR. MATTHEWS, NC 28104	UNION
44	22722721	EAST JOHN SYSTEMS LLC	29672	501	2448 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
45	22722720	CAROLINA WATER SERVICE INC. OF NORTH CAROLINA	04962	380	4610 FRIENDSHIP DR. MATTHEWS, NC 28105	MECKLENBURG
46	22722719	JEFFREY CLEGG PRESSLEY	07458	549	4620 FRIENDSHIP DR. MATTHEWS, NC 28105	MECKLENBURG
47	22722718	JEFFREY C. PRESSLEY & EDWARD E. SUGGS	21026	404	4700 FRIENDSHIP DR. MATTHEWS, NC 28105	MECKLENBURG
48	22722722	EAST JOHN SYSTEMS LLC	29672	501	2442 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
49	22722701	EAST JOHN SYSTEMS LLC	1560	242	4501 FORESTMONT DR. MATTHEWS, NC 28105	MECKLENBURG
50	22722702	JEFFREY C. PRESSLEY	04750	090	4511 FORESTMONT DR. MATTHEWS, NC 28105	MECKLENBURG
51	22722703	JEFFREY C. PRESSLEY	04750	090	4601 FORESTMONT DR. MATTHEWS, NC 28105	MECKLENBURG
52	22722704	DELL S THORPE	09705	870	4609 FORESTMONT DR. MATTHEWS, NC 28105	MECKLENBURG
53	22722705	TNW PROPERTIES INC	14984	311	4623 FORESTMONT DR. MATTHEWS, NC 28105	MECKLENBURG
54	22722606	RM MATTHEWS LLC	18103	512	2348 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
55	22722605	SAMMY BENJAMINE & PATRICIA LOUISE FLOW	09860	294	13935 HARDWOOD PL. MATTHEWS, NC 28105	MECKLENBURG
56	22722505	MARCELO CELESTINO FLORES	04673	751	4610 FORESTMONT DR. MATTHEWS, NC 28105	MECKLENBURG
57	22722604	TNW PROPERTIES INC	18626	264	13929 HARDWOOD PL. MATTHEWS, NC 28105	MECKLENBURG
58	22722607	RM MATTHEWS LLC	18103	509	2330 E. JOHN ST. MATTHEWS, NC 28105	MECKLENBURG
59	22722603	RM MATTHEWS LLC	32300	553	13921 HARDWOOD PL. MATTHEWS, NC 28105	MECKLENBURG
60	07126002B	JEFFREY R. & TERESA A. CARROLL	1061	177	2525 OLD MONROE RD. STALLINGS, NC 28104	UNION

PROPERTY INFORMATION

PLANS PREPARED FOR:

APC Towers
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SHEET TITLE:

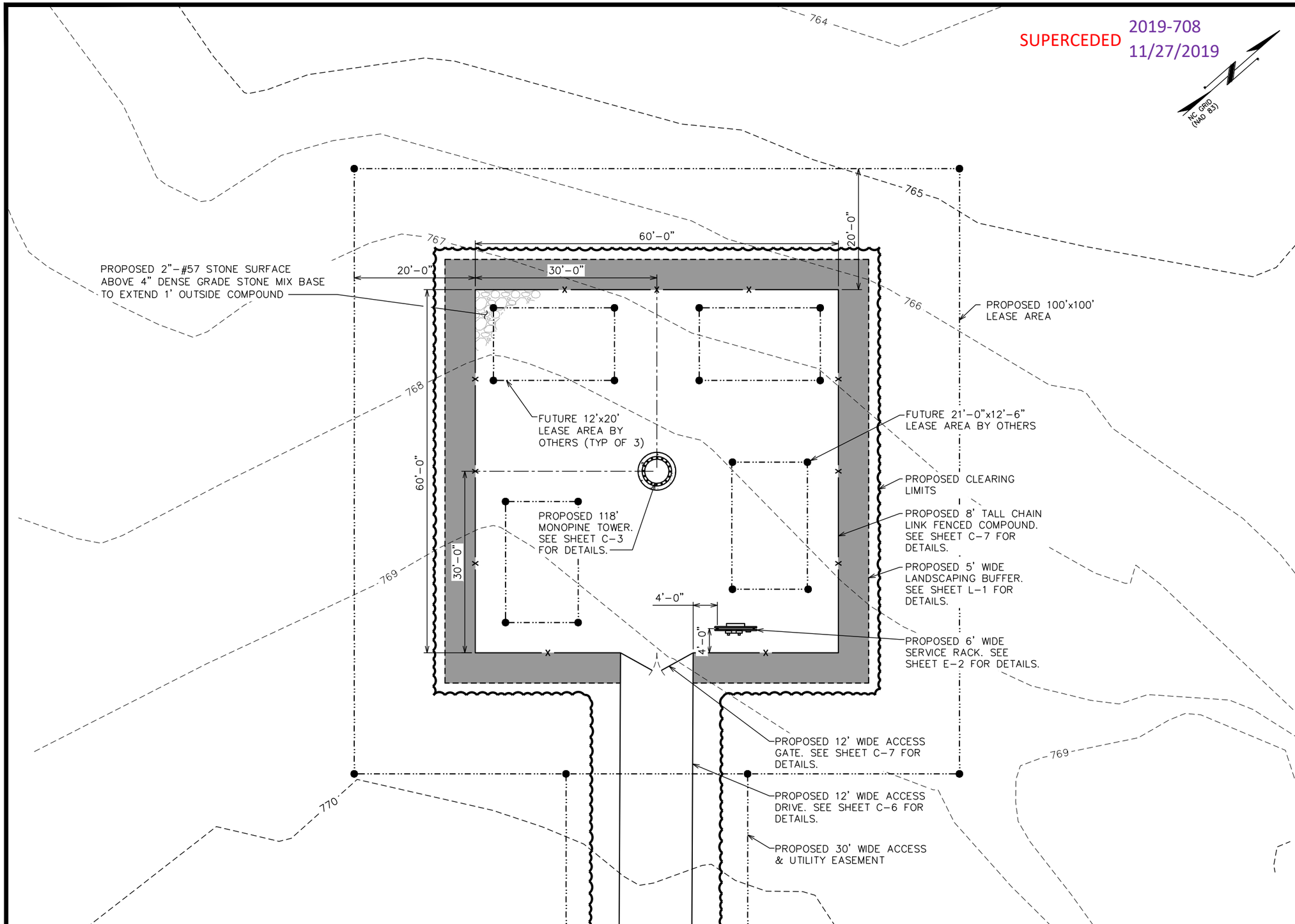
PROPERTY INFORMATION

SHEET NUMBER: **C-1C**

REVISION: 8

TEP #: 141883

SUPERCEDED 2019-708 11/27/2019



COMPOUND DETAIL

SCALE: 1/16" = 1'-0"

0 16 32
SCALE IN FEET

PLANS PREPARED FOR:

APC Towers

8601 SIX FORKS ROAD, SUITE 250
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(919) 324-1922

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8	11-21-19	CONSTRUCTION
7	11-05-19	CONSTRUCTION
6	10-24-19	CONSTRUCTION

DRAWN BY: ANG | CHECKED BY: MWS

SHEET TITLE:

COMPOUND DETAIL

SHEET NUMBER: **C-2**

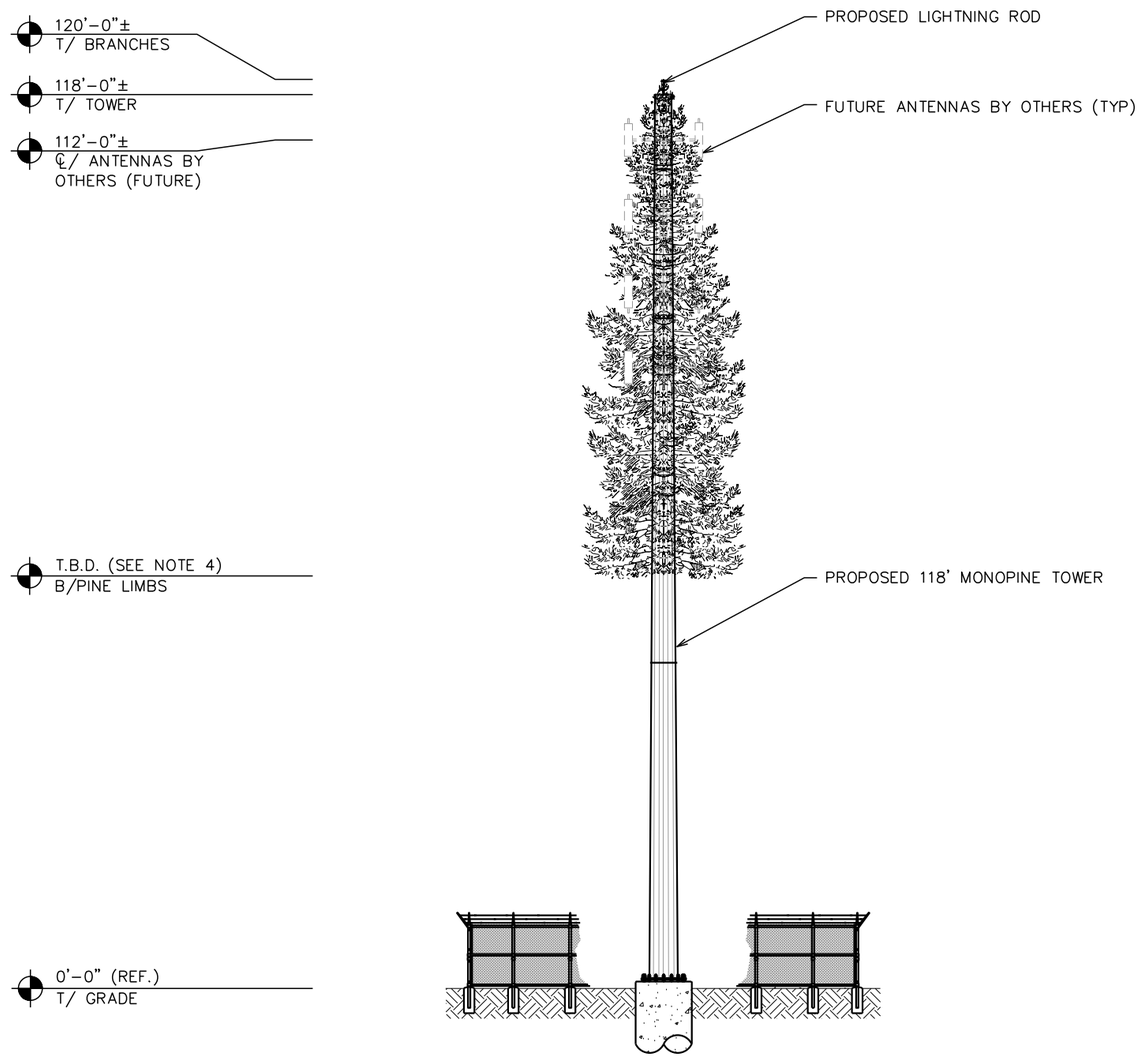
REVISION: **9**

TEP #: 141883

SUPERCEDED 2019-708 11/27/2019

NOTES:

1. PROPOSED CABLES TO BE RUN AS PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS. IF PROPOSED COAX TO BE RUN INSIDE TOWER USING HOISTING GRIPS (AS DIRECTED BY TOWER MANUFACTURER).
2. TOWER SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR PAINTED PER APPLICABLE STANDARDS OF THE FAA OR OTHER APPLICABLE FEDERAL OR STATE AGENCY.
3. TOWER ELEVATION SHOWN FOR REFERENCE ONLY. VERIFY ACTUAL TOWER DESIGN & LOADING WITH TOWER DRAWINGS FROM MANUFACTURER AND/OR PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
4. PROPOSED BOTTOM OF PINE LIMBS ON TOWER SHALL BE AT OR BELOW THE EXISTING TREE LINE ELEVATION FOR THE SITE.



TOWER ELEVATION

SCALE: 1" = 20'

0 20 40
SCALE IN FEET

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1794

NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III

November 21, 2019

REV	DATE	ISSUED FOR:
8	11-21-19	CONSTRUCTION
7	11-05-19	CONSTRUCTION
6	10-24-19	CONSTRUCTION
5	08-01-19	CONSTRUCTION

DRAWN BY: ANG CHECKED BY: MWS

SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER: **C-3**

REVISION: **8**

TEP #: 141883

GRADING NOTES:

1. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ACROSS COMPOUND.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM EXISTING SHALLOW SWALE ACROSS PROPOSED ACCESS DRIVE AND NOT ACROSS FRIENDSHIP DRIVE.

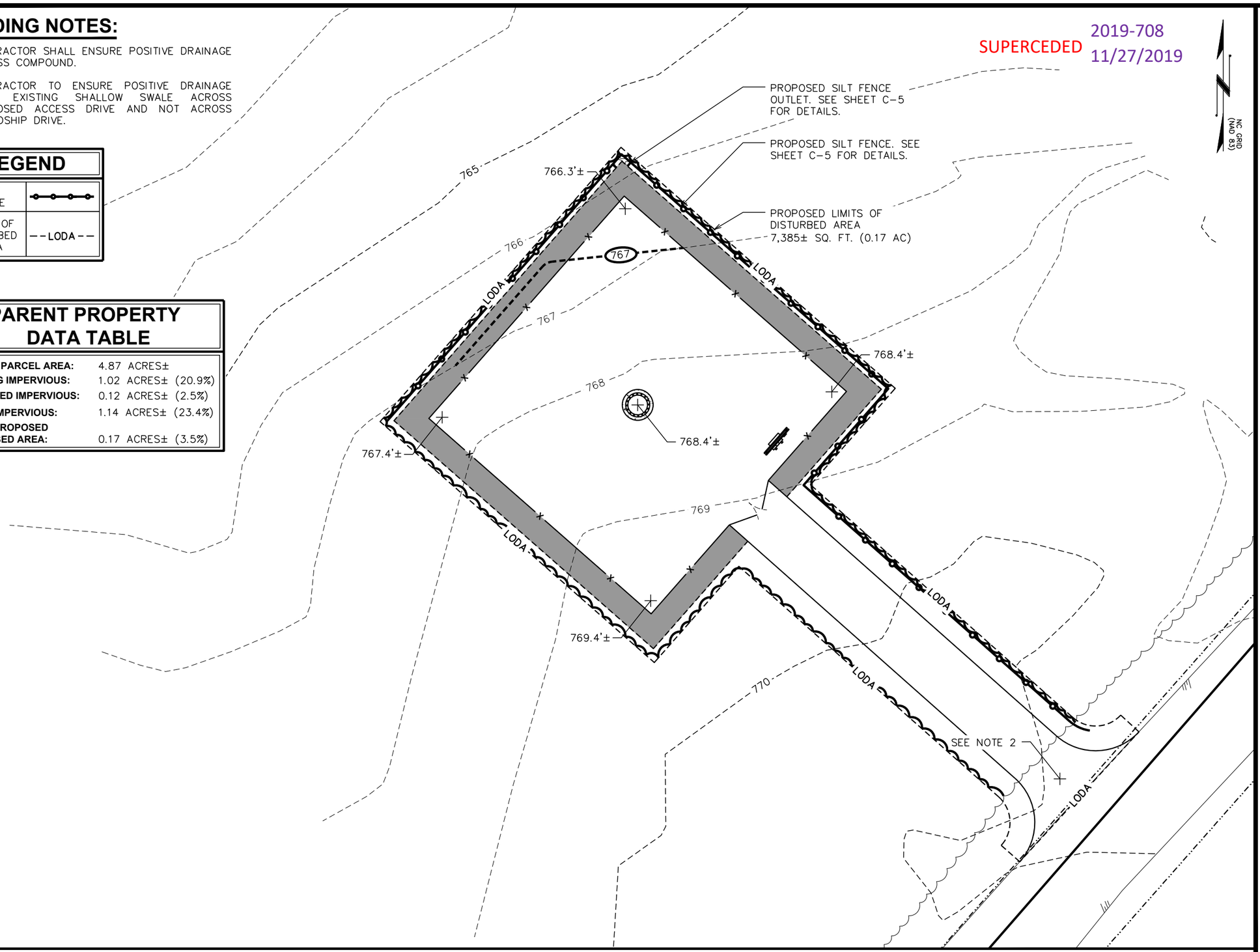
SUPERCEDED 2019-708 11/27/2019

LEGEND

SILT FENCE	
LIMITS OF DISTURBED AREA	--LODA--

PARENT PROPERTY DATA TABLE

PARENT PARCEL AREA:	4.87 ACRES±
EXISTING IMPERVIOUS:	1.02 ACRES± (20.9%)
PROPOSED IMPERVIOUS:	0.12 ACRES± (2.5%)
TOTAL IMPERVIOUS:	1.14 ACRES± (23.4%)
TOTAL PROPOSED DISTURBED AREA:	0.17 ACRES± (3.5%)



GRADING & EROSION CONTROL PLAN

SCALE: 1" = 20'

0 20 40
SCALE IN FEET

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

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November 21, 2019

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5	08-01-19	CONSTRUCTION

DRAWN BY: ANG CHECKED BY: MWS

SHEET TITLE:

GRADING & EROSION CONTROL PLAN

SHEET NUMBER: **C-4**

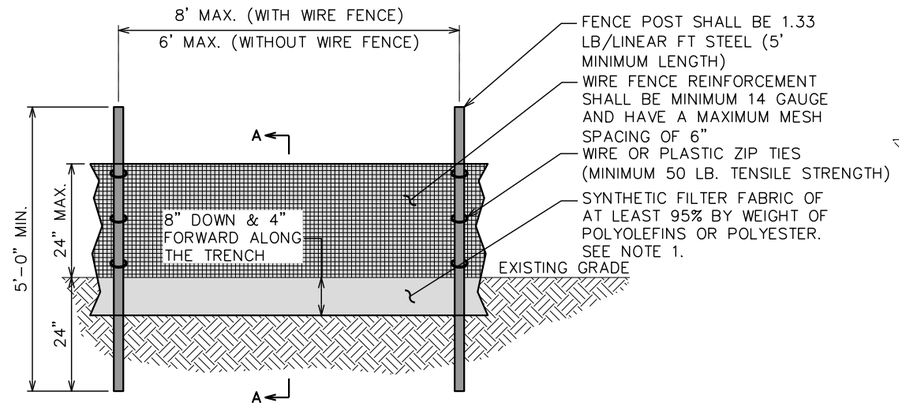
REVISION: 8

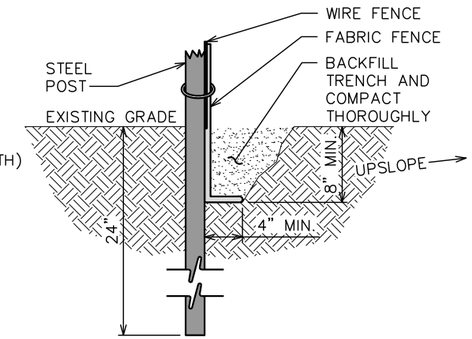
TEP #: 141883

SUPERCEDED 2019-708
11/27/2019

NOTES:

1. FILTER FABRIC SHALL CONFORM TO THE REQUIREMENTS LISTED IN ASTM D 6461.
2. ENDS OF INDIVIDUAL FILTER FABRIC SHALL BE SECURELY FASTENED AT A SUPPORT POST WITH 4 FEET MINIMUM OVERLAP TO THE NEXT POST.
3. PACE 12 INCHES OF FABRIC ALONG THE BOTTOM AND SIDE OF THE TRENCH.
4. INSPECT SEDIMENT FENCE(S) AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL.
5. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE.
6. AFTER CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE AND PROPERLY STABILIZE THE SITE.

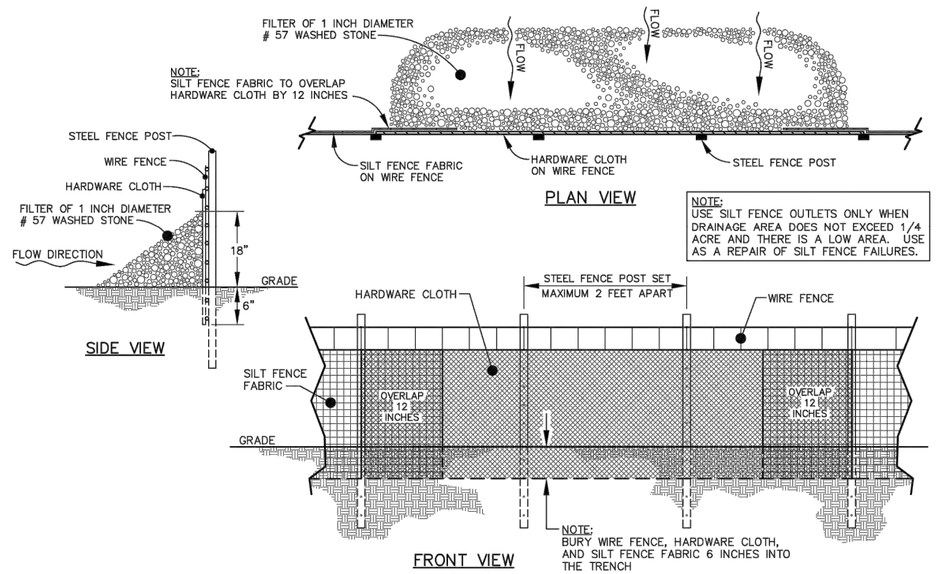




SECTION A-A

SILT FENCE DETAIL

SCALE: N.T.S.



STANDARD SILT FENCE OUTLET DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:

APC Towers

8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

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NORTH CAROLINA PROFESSIONAL SEAL 043120 ENGINEER JOHN H. BEST III

November 21, 2019

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DRAWN BY: ANG | CHECKED BY: MWS

SHEET TITLE:

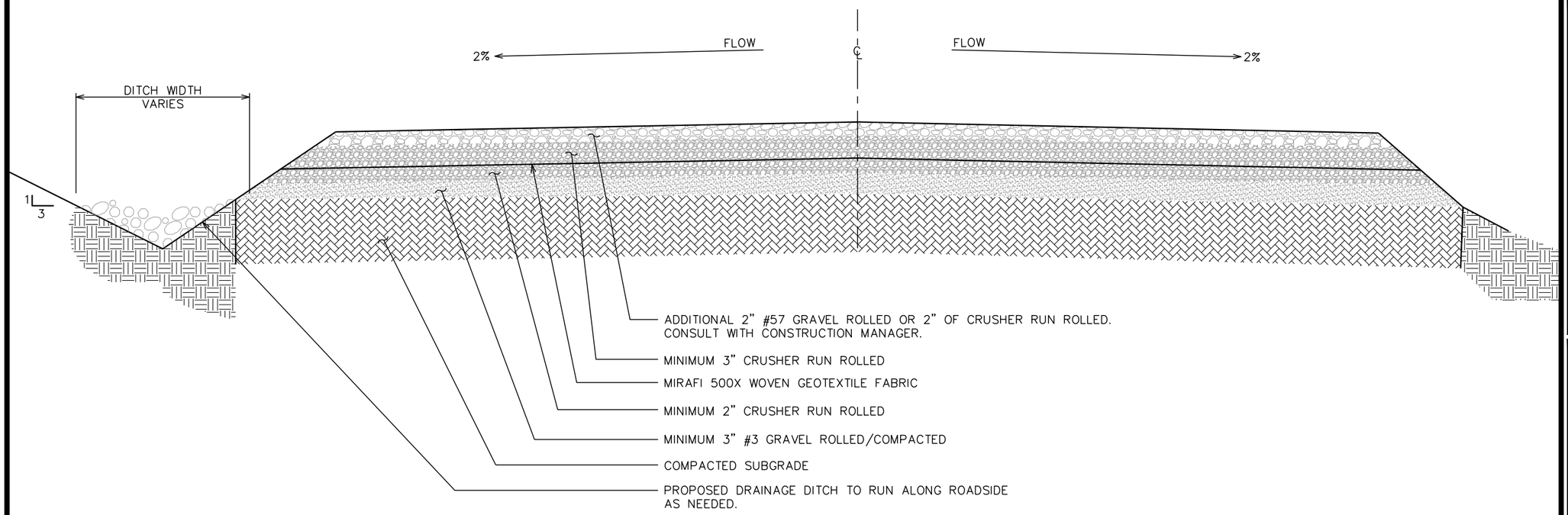
SILT FENCE DETAILS

SHEET NUMBER: **C-5**

REVISION: 8

TEP #: 141883

SUPERCEDED 2019-708
11/27/2019



STANDARD ROAD SECTION

SCALE: N.T.S.

PLANS PREPARED FOR:

APC Towers

8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
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PLANS PREPARED BY:

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DRAWN BY: ANG | CHECKED BY: MWS

SHEET TITLE:

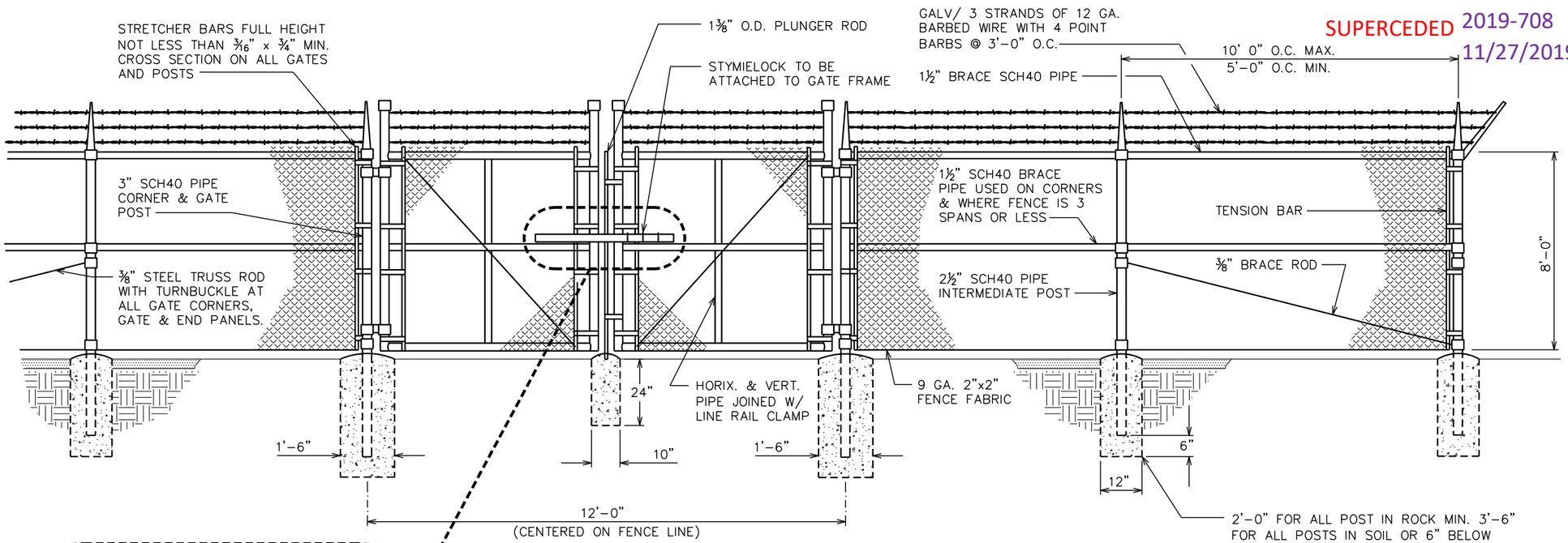
ACCESS ROAD DETAILS

SHEET NUMBER: **C-6**

REVISION: 8

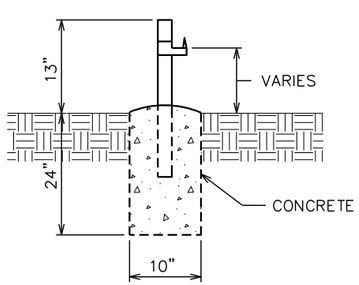
TEP #: 141883

SUPERCEDED 2019-708
11/27/2019



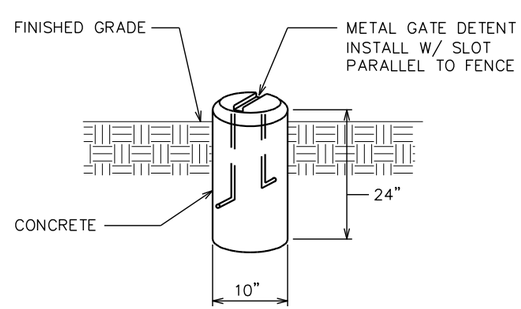
TYPICAL FENCE ELEVATION

SCALE: N.T.S.



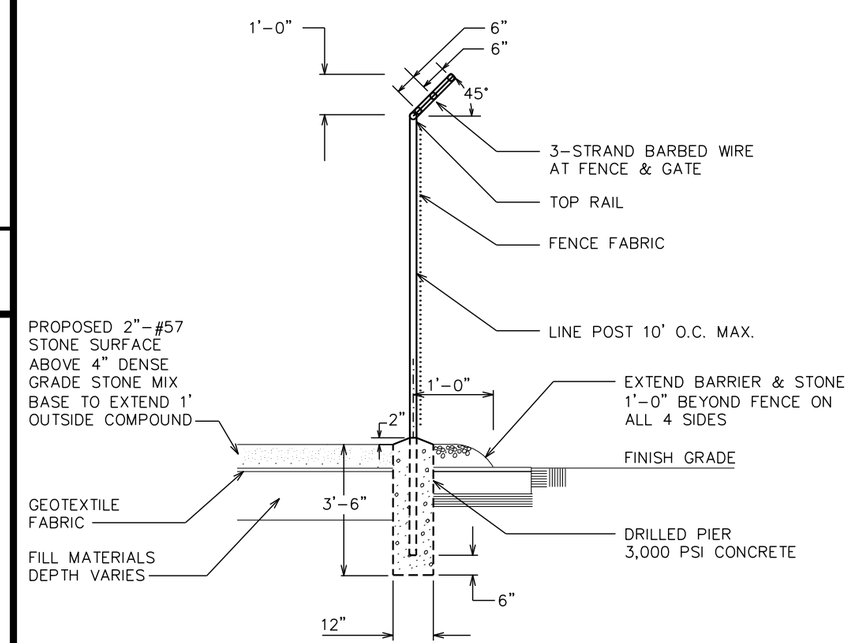
GATE STOP / KEEPER DETAIL

SCALE: N.T.S.



GATE DETENT DETAIL

SCALE: N.T.S.



FENCE / BARBED WIRE ARM DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:

APC Towers

8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

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DRAWN BY: ANG CHECKED BY: MWS

SHEET TITLE:

FENCE DETAILS

SHEET NUMBER: **C-7**

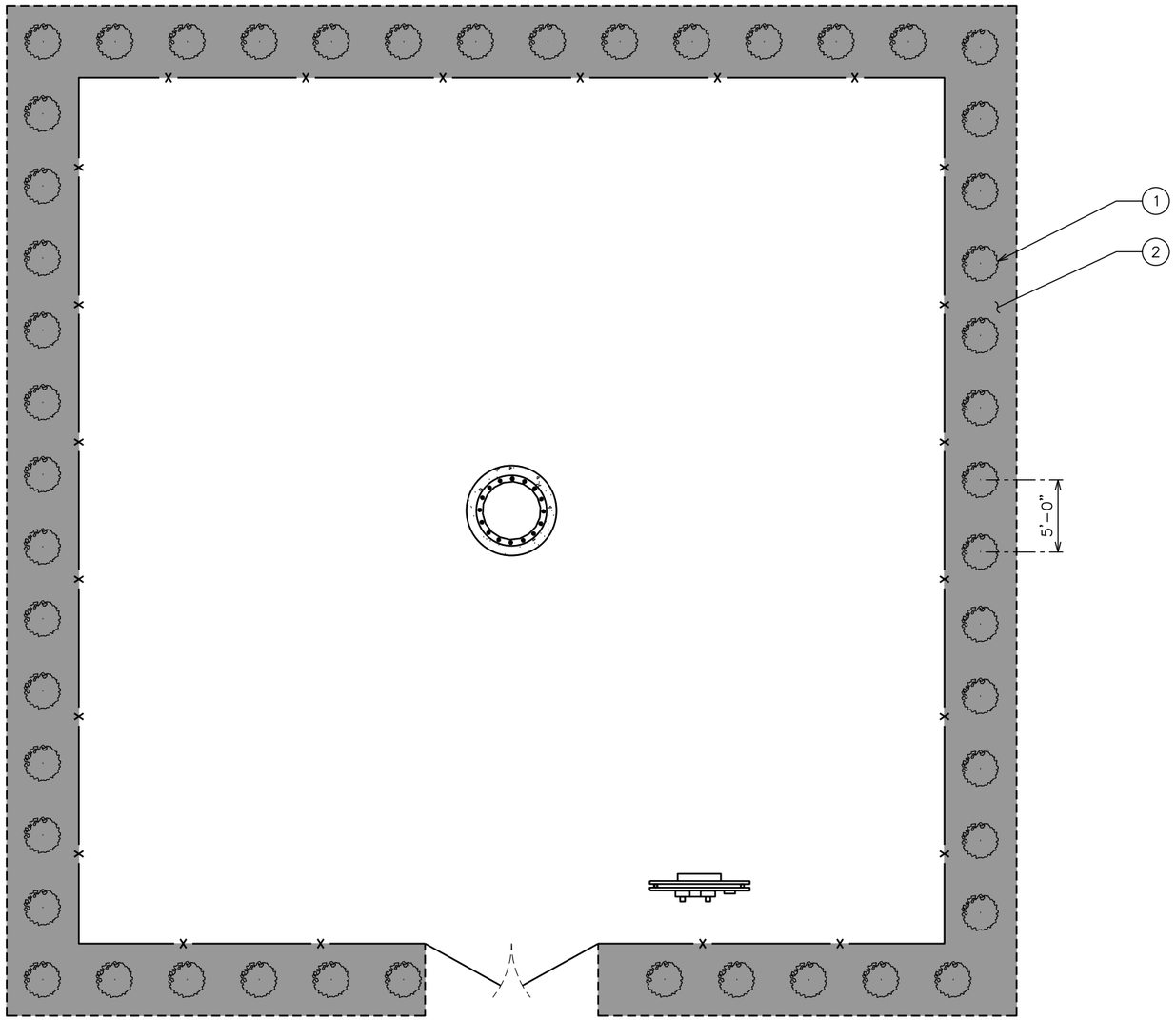
REVISION: 8

TEP #: 141883

SUPERCEDED 2019-707
11/27/2019

PLANTING SCHEDULE

ITEM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT @ PLANTING	HEIGHT @ MATURITY	CALIPER/ SPREAD	SPACING	REMARKS
EVERGREEN TREES								
1	49	Thuja Occidentalis	EMERALD GREEN	6'-0"	12'-0" (MIN)	–	5'-0"	SHOWN AS
MULCH								
2	–	-	–	–	–	–	–	APPLY 3"-4" DEEP FROM THE TRUNKLINE TO THE DRIPLINE. FOR GROUND COVER – APPLY 1"-2" DEEP.



NC GRID (NAD 83)

LANDSCAPING PLAN

SCALE: 1' = 10'

0 10 20
SCALE IN FEET

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

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DRAWN BY: GLB | CHECKED BY: JKW

SHEET TITLE:

LANDSCAPING PLAN

SHEET NUMBER: **L-1**

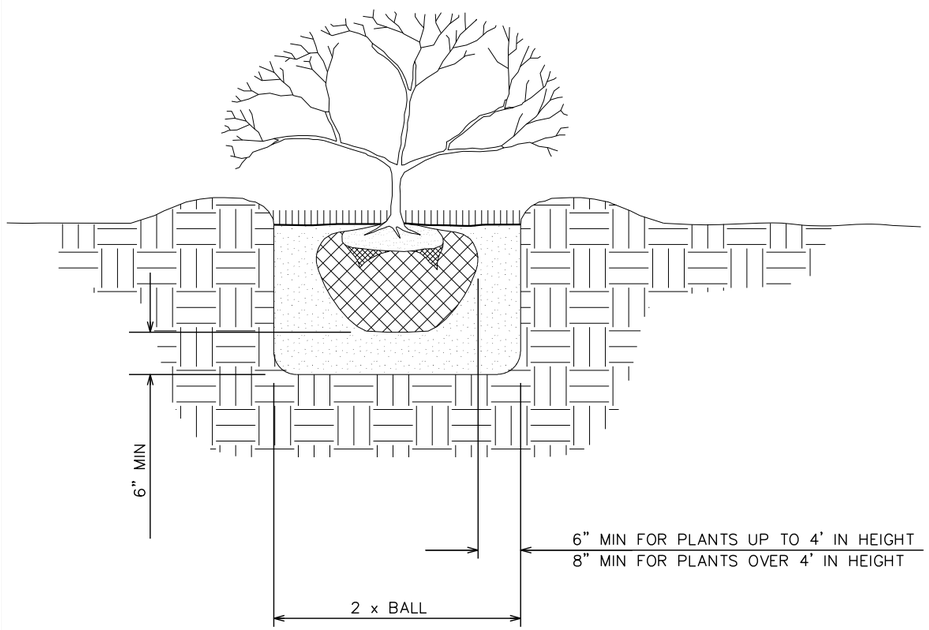
REVISION: **8**

TEP #: 141883

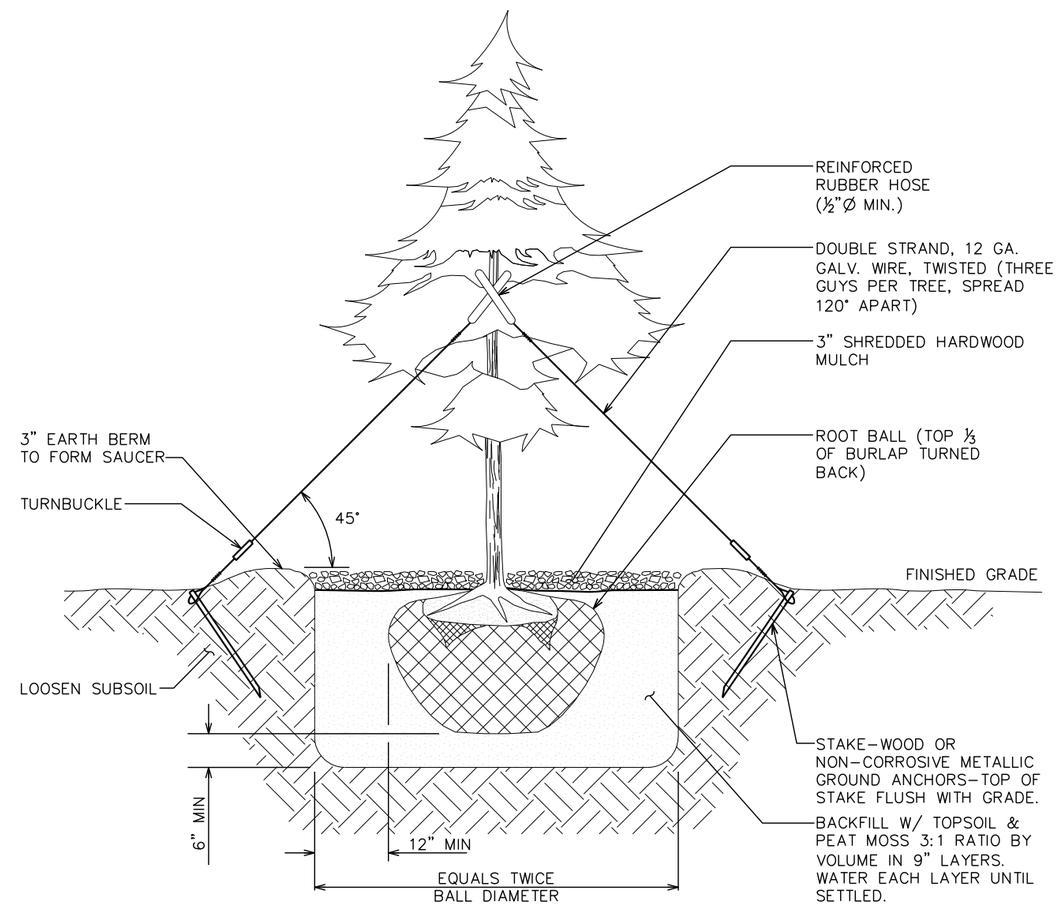
SUPERCEDED 2019-707
11/27/2019

LANDSCAPE NOTES:

1. TOPSOIL TO BE PROVIDED BY SITE CONTRACTOR IN ROUGH GRADE TO WITHIN 1" OF FINISH GRADE.
2. EACH PLANT TO BE IN GOOD CONDITION AFTER SHEARING AND PRUNING.
3. EACH PLANT TO BE FREE FROM DISEASE, INSECT INFESTATION, AND MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR FIELD PLANTING.
4. ALL PLANTS TO BE FULLY GUARANTEED (LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF INSTALLATION.
5. ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.I–1973 IN REGARD TO SIZING, GROWING, AND B&B SPECIFICATIONS.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND SHRUBS WITHIN THE CONSTRUCTION AREA IDENTIFIED AS "TO REMAIN" FROM DAMAGE BY EQUIPMENT AND CONSTRUCTION ACTIVITIES.



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

LANDSCAPING DETAILS

SCALE: N.T.S.

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324–1922

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FRIENDSHIP DRIVE

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DRAWN BY: GLB | CHECKED BY: JKW

SHEET TITLE:

LANDSCAPING DETAILS

SHEET NUMBER: **L-2**

REVISION: 8

TEP #: 141883

SUPERCEDED 2019-708 11/27/2019

SCOPE:

1. PROVIDE LABOR, MATERIALS, INSPECTION, AND TESTING TO PROVIDE CODE COMPLIANCE FOR ELECTRIC, TELEPHONE, AND GROUNDING/LIGHTNING SYSTEMS.

CODES:

1. THE INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND CODES. THESE INCLUDE BUT ARE NOT LIMITED TO THE LATEST ADOPTED EDITIONS OF:
   A. THE NATIONAL ELECTRICAL SAFETY CODE
   B. THE NATIONAL ELECTRIC CODE – NFPA–70
   C. REGULATIONS OF THE SERVING UTILITY COMPANY
   D. LOCAL AND STATE AMENDMENTS
   E. THE INTERNATIONAL ELECTRIC CODE – IEC (WHERE APPLICABLE)
2. PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR.
3. AFTER COMPLETION AND FINAL INSPECTION OF THE WORK, THE OWNER SHALL BE FURNISHED A CERTIFICATE OF COMPLETION AND APPROVAL.

TESTING:

1. UPON COMPLETION OF THE INSTALLATION, OPERATE AND ADJUST THE EQUIPMENT AND SYSTEMS TO MEET SPECIFIED PERFORMANCE REQUIREMENTS. THE TESTING SHALL BE DONE BY QUALIFIED PERSONNEL.

GUARANTEE:

1. IN ADDITION TO THE GUARANTEE OF THE EQUIPMENT BY THE MANUFACTURER, EACH PIECE OF EQUIPMENT SPECIFIED HEREIN SHALL ALSO BE GUARANTEED FOR DEFECTS OF MATERIAL OR WORKMANSHIP OCCURRING DURING A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE WORK BY THE OWNER AND WITHOUT EXPENSE TO THE OWNER.
2. THE WARRANTEE CERTIFICATES & GUARANTEES FURNISHED BY THE MANUFACTURERS SHALL BE TURNED OVER TO THE OWNER.

UTILITY CO-ORDINATION:

1. CONTRACTOR SHALL COORDINATE WORK WITH THE POWER AND TELEPHONE COMPANIES AND SHALL COMPLY WITH THE SERVICE REQUIREMENTS OF EACH UTILITY COMPANY.

EXAMINATION OF SITE:

1. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VISIT THE SITE OF THE JOB AND SHALL FAMILIARIZE HIMSELF WITH THE CONDITIONS AFFECTING THE PROPOSED ELECTRICAL INSTALLATION AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. FAILURE TO COMPLY WITH THE INTENT OF THIS SECTION WILL IN NO WAY RELIEVE THE CONTRACTOR OF PERFORMING THE WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM OR SYSTEMS.

CUTTING, PATCHING AND EXCAVATION:

1. COORDINATION OF SLEEVES, CHASES, ETC., BETWEEN SUBCONTRACTORS WILL BE REQUIRED PRIOR TO THE CONSTRUCTION OF ANY PORTION OF THE WORK. CUTTING AND PATCHING OF WALLS, PARTITIONS, FLOORS, AND CHASES IN CONCRETE, WOOD, STEEL OR MASONRY SHALL BE DONE AS PROVIDED ON THE DRAWINGS.
2. NECESSARY EXCAVATIONS AND BACKFILLING INCIDENTAL TO THE ELECTRICAL WORK SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.
3. SEAL PENETRATIONS THROUGH RATED WALLS, FLOORS, ETC., WITH APPROVED METHOD AS LISTED BY UL.

RACEWAYS / CONDUITS GENERAL:

1. CONDUCTORS SHALL BE INSTALLED IN LISTED RACEWAYS. CONDUIT SHALL BE RIGID STEEL, EMT, SCH40 PVC, OR SCH80PVC AS INDICATED ON THE DRAWINGS. THE RACEWAY SYSTEM SHALL BE COMPLETE COMPLETE BEFORE INSTALLING CONDUCTORS.
2. EXTERIOR RACEWAYS AND GROUNDING SLEEVES SHALL BE SEALED AT POINTS OF ENTRANCE AND EXIT. THE RACEWAY SYSTEM SHALL BE BONDED PER NEC.

EXTERIOR CONDUIT:

1. EXPOSED CONDUIT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL.
2. THE CONDUIT SHALL BE RIGID STEEL AT GRADE TRANSITIONS OR WHERE EXPOSED TO DAMAGE.
3. UNDERGROUND CONDUITS SHALL BE RIGID STEEL, SCH40 PVC, OR SCH80 PVC AS INDICATED ON THE DRAWINGS.
4. BURIAL DEPTH OF CONDUITS SHALL BE AS REQUIRED BY CODE FOR EACH SPECIFIC CONDUIT TYPE AND APPLICATION, BUT SHALL NOT BE LESS THAN THE FROST DEPTH AT THE SITE.
5. CONDUIT ROUTES ARE SCHEMATIC. CONTRACTOR SHALL FIELD VERIFY ROUTES BEFORE BID. COORDINATE ROUTE WITH WIRELESS CARRIER AND/OR BUILDING OWNER.

INTERIOR CONDUIT:

1. CONCEALED CONDUIT IN WALLS OR INTERIOR SPACES ABOVE GRADE MAY BE EMT OR PVC.
2. CONDUIT RUNS SHALL USE APPROVED COUPLINGS AND CONNECTORS. PROVIDE INSULATED BUSHING FOR ALL CONDUIT TERMINATIONS. CONDUIT RUNS IN A WET LOCATION SHALL HAVE WATERPROOF FITTINGS.
3. PROVIDE SUPPORTS FOR CONDUITS IN ACCORDANCE WITH NEC REQUIREMENTS. CONDUITS SHALL BE SIZED AS REQUIRED BY NEC.

EQUIPMENT:

1. DISCONNECT SWITCHES SHALL BE SERVICE ENTRANCE RATED, HEAVY DUTY TYPE.
2. CONTRACTOR SHALL VERIFY MAXIMUM AVAILABLE FAULT CURRENT AND COORDINATE INSTALLATION WITH THE LOCAL UTILITY BEFORE STARTING WORK. CONTRACTOR WILL VERIFY THAT EXISTING CIRCUIT BREAKERS ARE RATED FOR MORE THAN AVAILABLE FAULT CURRENT AND REPLACE AS NECESSARY.
3. NEW CIRCUIT BREAKERS SHALL BE RATED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT CURRENT AS DETERMINED BY THE LOCAL UTILITY.

CONDUCTORS:

1. FURNISH AND INSTALL CONDUCTORS SPECIFIED IN THE DRAWINGS. CONDUCTORS SHALL BE COPPER AND SHALL HAVE TYPE THWN (MIN) (75° C) INSULATION, RATED FOR 600 VOLTS.
2. THE USE OF ALUMINUM CONDUCTORS SHALL BE LIMITED TO THE SERVICE FEEDERS INSTALLED BY THE UTILITY.
3. CONDUCTORS SHALL BE PROVIDED AND INSTALLED AS FOLLOWS:
   A. MINIMUM WIRE SIZE SHALL BE #12 AWG.
   B. CONDUCTORS SIZE #8 AND LARGER SHALL BE STRANDED. CONDUCTORS SIZED #10 AND #12 MAY BE SOLID OR STRANDED.
   C. CONNECTION FOR #10 AWG #12 AWG SHALL BE BY TWISTING TIGHT AND INSTALLING INSULATED PRESSURE OR WIRE NUT CONNECTIONS.
   D. CONNECTION FOR #8 AWG AND LARGER SHALL BE BY USE OF STEEL CRIMP–ON SLEEVES WITH NYLON INSULATOR.
3. CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH NEC STANDARDS.

UL COMPLIANCE:

1. ELECTRICAL MATERIALS, DEVICES, CONDUCTORS, APPLIANCES, AND EQUIPMENT SHALL BE LABELED/LISTED BY UL OR ACCEPTED BY JURISDICTION (I.E., LOCAL COUNTY OR STATE) APPROVED THIRD PARTY TESTING AGENCY.

GROUNDING:

1. ELECTRICAL NEUTRALS, RACEWAYS AND NON–CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT AND ASSOCIATED ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH NEC ARTICLE 250. THIS SHALL INCLUDE NEUTRAL CONDUCTORS, CONDUITS, SUPPORTS, CABINETS, BOXES, GROUND BUSSES, ETC. THE NEUTRAL CONDUCTOR FOR EACH SYSTEM SHALL BE GROUNDED AT A SINGLE POINT.
2. PROVIDE GROUND CONDUCTOR IN RACEWAYS PER NEC.
3. PROVIDE BONDING AND GROUND TO MEET NFPA 780 – "LIGHTNING PROTECTION" AS A MINIMUM.
4. PROVIDE GROUNDING SYSTEM AS INDICATED ON THE DRAWINGS, AS REQUIRED BY THE NATIONAL ELECTRIC CODE, RADIO EQUIPMENT MANUFACTURERS, AND MOTOROLA R56 (AS APPLICABLE).

ABBREVIATIONS AND LEGEND

A	–	AMPERE
AFG	–	ABOVE FINISHED GRADE
ATS	–	AUTOMATIC TRANSFER SWITCH
AWG	–	AMERICAN WIRE GAUGE
BCW	–	BARE COPPER WIRE
BFG	–	BELOW FINISHED GRADE
BKR	–	BREAKER
C	–	CONDUIT
CKT	–	CIRCUIT
DISC	–	DISCONNECT
EGR	–	EXTERNAL GROUND RING
EMT	–	ELECTRIC METALLIC TUBING
FSC	–	FLEXIBLE STEEL CONDUIT
GEN	–	GENERATOR
GPS	–	GLOBAL POSITIONING SYSTEM
GRD	–	GROUND
IGB	–	ISOLATED GROUND BAR
IGR	–	INTERIOR GROUND RING (HALO)
KW	–	KILOWATTS
NEC	–	NATIONAL ELECTRIC CODE
PCS	–	PERSONAL COMMUNICATION SYSTEM
PH	–	PHASE
PNL	–	PANEL
PNLBD	–	PANELBOARD
PVC	–	RIGID NON–METALLIC CONDUIT
RGS	–	RIGID GALVANIZED STEEL CONDUIT
SW	–	SWITCH
TGB	–	TOWER GROUND BAR
UL	–	UNDERWRITERS LABORATORIES
V	–	VOLTAGE
W	–	WATTS
XFMR	–	TRANSFORMER
XMTR	–	TRANSMITTER

----E----	UNDERGROUND ELECTRICAL CONDUIT
----T----	UNDERGROUND TELEPHONE CONDUIT
⊏⊐	KILOWATT–HOUR METER
---------	UNDERGROUND BONDING AND GROUNDING CONDUCTOR.
⌀	GROUND ROD
●	CADWELD
⊠	GROUND ROD WITH INSPECTION WELL

PLANS PREPARED FOR:

APC Towers

8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324–1922

PROJECT INFORMATION:

NC-1512 STALLINGS

FRIENDSHIP DRIVE
MORNING STAR TOWNSHIP, NC 28104
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1794

SEAL 042109 ENGINEER MARK S. QUAKENBUSH

October 31, 2019

REV	DATE	ISSUED FOR:
7	10-31-19	CONSTRUCTION
6	10-24-19	CONSTRUCTION
5	08-01-19	CONSTRUCTION
4	09-18-18	CONSTRUCTION

DRAWN BY: ANG CHECKED BY: MWS

SHEET TITLE:

ELECTRICAL NOTES

SHEET NUMBER: **E-1**

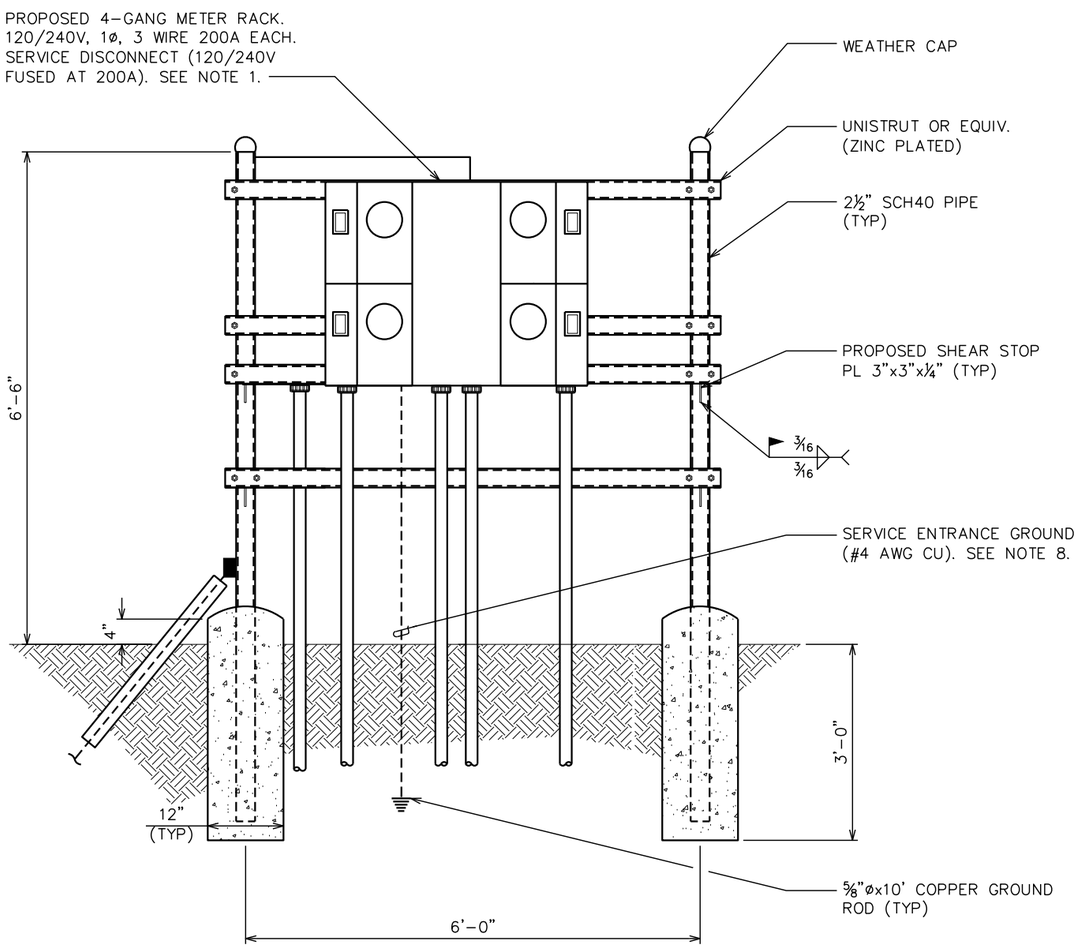
REVISION: 7

TEP #: 141883

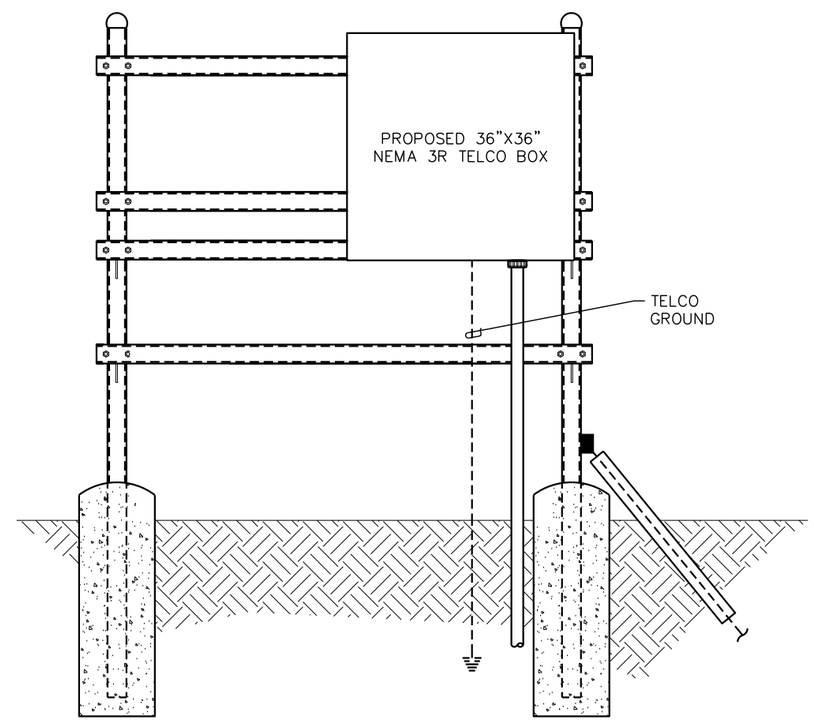
NOTES:

1. WATT-HOUR SOCKETS/SERVICE DISCONNECT MEANS. UTILITY COMPANY TO PROVIDE METERS. PROVIDE IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS.
2. ALL NEW STRUCTURAL STEEL SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 G90 AFTER FABRICATION.
3. FIELD ABRASIONS SHALL BE TOUCH UP PAINTED WITH ZINC RICH GALVANIZING REPAIR IN ACCORDANCE WITH ASTM A780.
4. ALL EXPOSED ENDS OF CONDUIT SHALL HAVE WEATHERPROOF CAPS.
5. PROVIDE 200LB. TEST PULL WIRES IN EACH TELEPHONE AND POWER CONDUIT. STUB CONDUITS INTO ENCLOSURE AND LABEL.
6. THE POWER COMPANY SHALL TERMINATE THE POWER CABLES (SUPPLIED AND INSTALLED BY THE POWER COMPANY) AT THE UTILITY METERS LOCATED ON THE EQUIPMENT RACK.
7. CONTRACTOR TO VERIFY RACK DIMENSIONS AND STRUT SPACING RELATIVE TO METER BASE MODEL NUMBER.
8. GROUNDING ELECTRODE CONDUCTOR IS SIZED FOR SINGLE 200A SERVICE ONLY. IF METER BANK SHARES A COMMON NEUTRAL/GROUND POINT, CONTRACTOR WILL INSTALL (1) 3/0 COPPER GEC INSTEAD.

SUPERCEDED 2019-708 11/27/2019



SERVICE RACK - FRONT



SERVICE RACK - REAR

SERVICE RACK

SCALE: N.T.S.

PLANS PREPARED FOR:

APC Towers

8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1794

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042109 MARK S. QUAKENBUSH

November 21, 2019

REV	DATE	ISSUED FOR:
8	11-21-19	CONSTRUCTION
7	11-05-19	CONSTRUCTION
6	10-24-19	CONSTRUCTION
5	08-01-19	CONSTRUCTION

DRAWN BY: ANG | CHECKED BY: MWS

SHEET TITLE:

SERVICE RACK DETAILS

SHEET NUMBER: **E-2**

REVISION: 8

TEP #: 141883

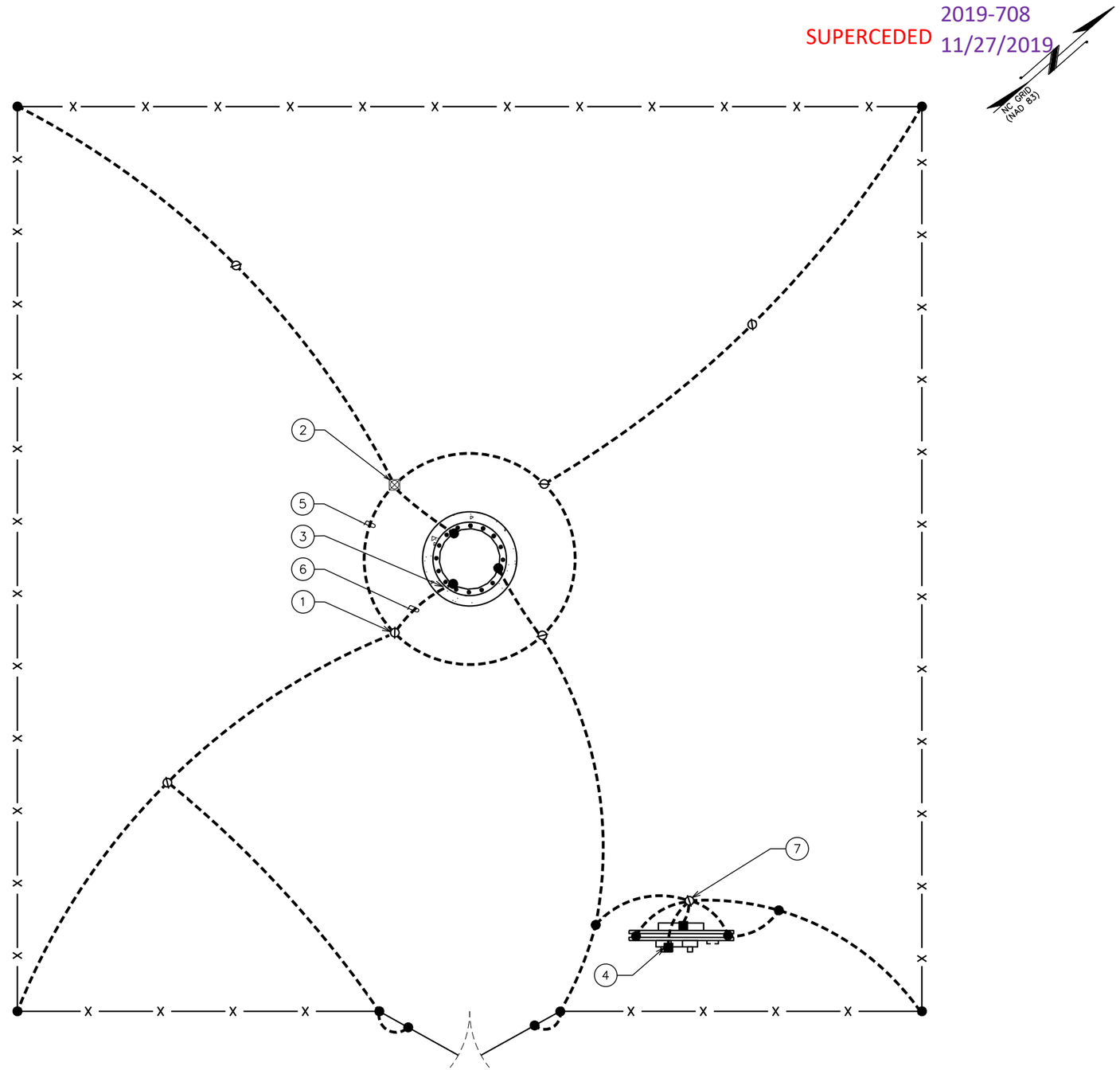
GROUNDING NOTES:

1. CONTRACTOR SHALL VERIFY THAT GROUNDING ELECTRODES SHALL BE CONNECTED IN A RING USING #2 AWG BARE TINNED COPPER WIRE. THE TOP OF THE GROUND RODS AND THE RING CONDUCTOR SHALL BE 30 INCHES BELOW FINISHED GRADE. GROUNDING ELECTRODES SHALL BE DRIVEN ON 20'-0" CENTERS (PROVIDE AND INSTALL AS REQUIRED. REQUIRED PER PLAN BELOW).
2. BONDING OF THE GROUNDED CONDUCTOR (NEUTRAL) AND THE GROUNDING CONDUCTOR SHALL BE AT THE SERVICE DISCONNECTING MEANS. BONDING JUMPER SHALL BE INSTALLED PER N.E.C. ARTICLE 250.30.
3. GROUND RING CONNECTION CONDUCTORS SHALL BE OF EQUAL LENGTH, MATERIAL, AND BONDING TECHNIQUE.
4. CONTRACTOR SHALL ENSURE GROUND RING IS WITHIN 12 TO 36 INCHES OF THE EQUIPMENT PAD. PROVIDE AND INSTALL GROUNDING CONNECTIONS SHOWN BELOW AS NEEDED PER EXISTING SITE GROUNDING SYSTEM. CONTRACTOR SHALL VERIFY EXISTING SITE GROUNDING CONDITIONS BEFORE STARTING WORK OR PURCHASING EQUIPMENT.
5. BOND GROUND BAR TO EXTERNAL GROUND RING WITH 1 RUN OF #2 BARE, TINNED, SOLID COPPER CONDUCTOR IN PVC. CONNECT BAR END WITH 2 HOLE LUG, AND "CADWELD" THE OTHER END TO THE EXTERNAL GROUND ROD.
6. ALL DOWN CONDUCTORS MUST GO DOWN.
7. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER WHEN THE GROUNDING SYSTEM IS COMPLETE. THE CONSTRUCTION MANAGER SHALL INSPECT THE GROUNDING SYSTEM PRIOR TO BACKFILLING.

DRAWING NOTES:

1. GROUND ROD 5/8"x10' LONG (TYP)
2. GROUND ROD WITH INSPECTION WELL (TYP)
3. CADWELD (TYP)
4. 2-HOLE LUG MECHANICAL CONNECTION (TYP)
5. PROPOSED TOWER GROUND RING
6. GROUND LEAD FROM TOWER TO TOWER GROUND RING (TYP OF 3)
7. PROPOSED SERVICE ENTRANCE GROUND ROD

SUPERCEDED 2019-708 11/27/2019



TOWER GROUNDING PLAN

SCALE: 1/8" = 1'-0"

0 8 16
SCALE IN FEET

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1794

NORTH CAROLINA PROFESSIONAL SEAL 042109 ENGINEER MARK S. QUAKENBUSH

November 21, 2019

REV	DATE	ISSUED FOR:
8	11-21-19	CONSTRUCTION
7	11-05-19	CONSTRUCTION
6	10-24-19	CONSTRUCTION
5	08-01-19	CONSTRUCTION

DRAWN BY: ANG | CHECKED BY: MWS

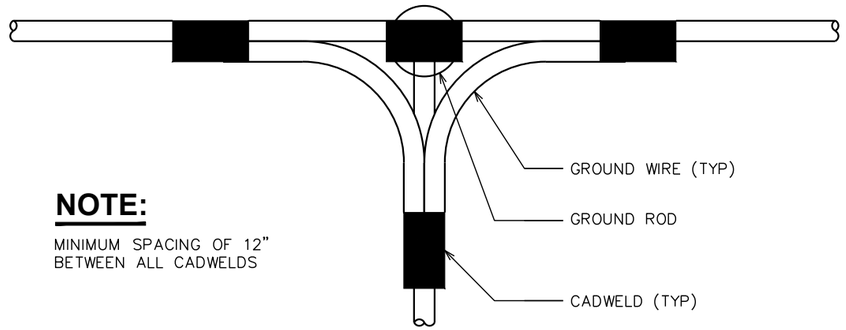
SHEET TITLE:

GROUNDING PLAN

SHEET NUMBER: **E-3**

REVISION: 8

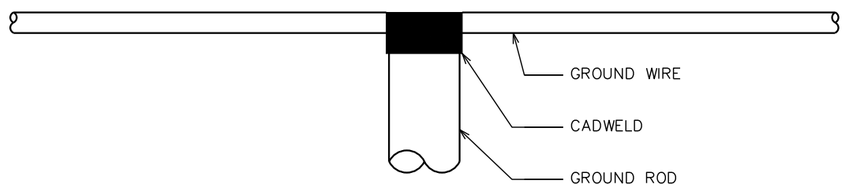
TEP #: 141883



NOTE:

MINIMUM SPACING OF 12" BETWEEN ALL CADWELDS

TOP VIEW

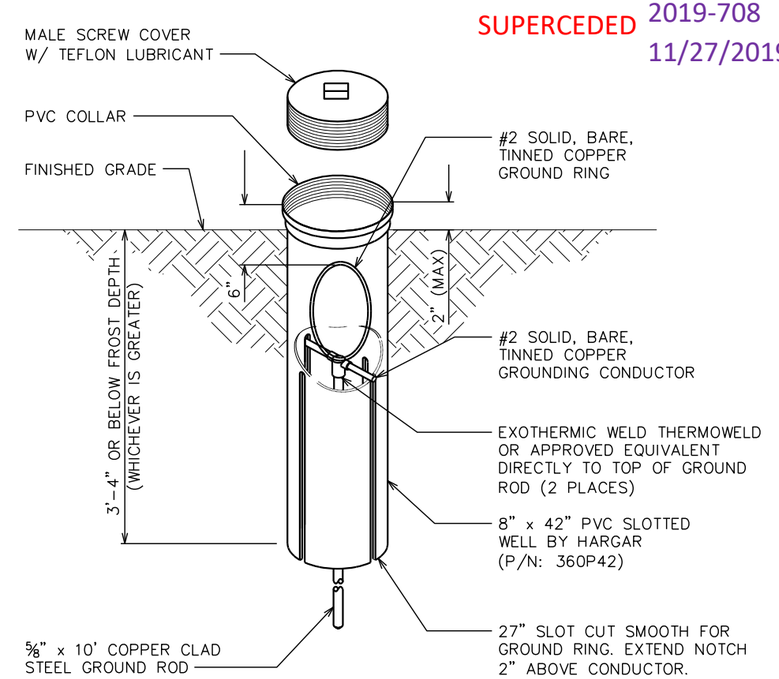


SIDE VIEW

CADWELD GROUNDING DETAIL

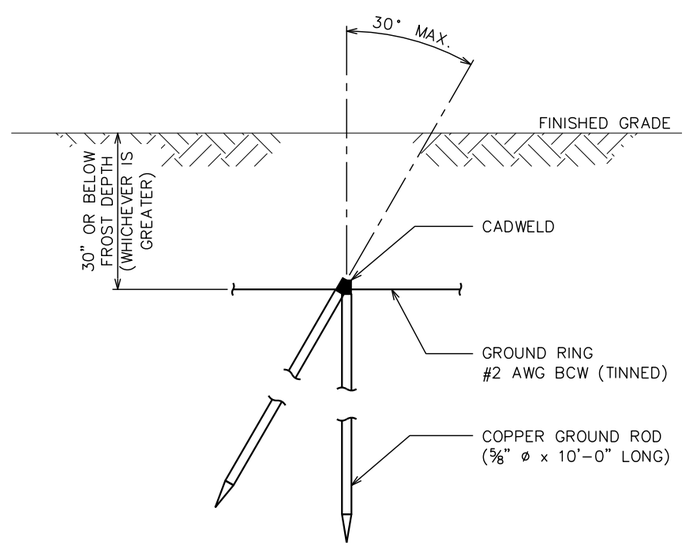
SCALE: N.T.S.

SUPERCEDED 2019-708 11/27/2019



GROUND ROD WITH INSPECTION WELL DETAIL

SCALE: N.T.S.



COPPER-CLAD STEEL GROUND ROD DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:

APC Towers

8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1794

November 21, 2019

REV	DATE	ISSUED FOR:
8	11-21-19	CONSTRUCTION
7	11-05-19	CONSTRUCTION
6	10-24-19	CONSTRUCTION
5	08-01-19	CONSTRUCTION

DRAWN BY: ANG | CHECKED BY: MWS

SHEET TITLE:

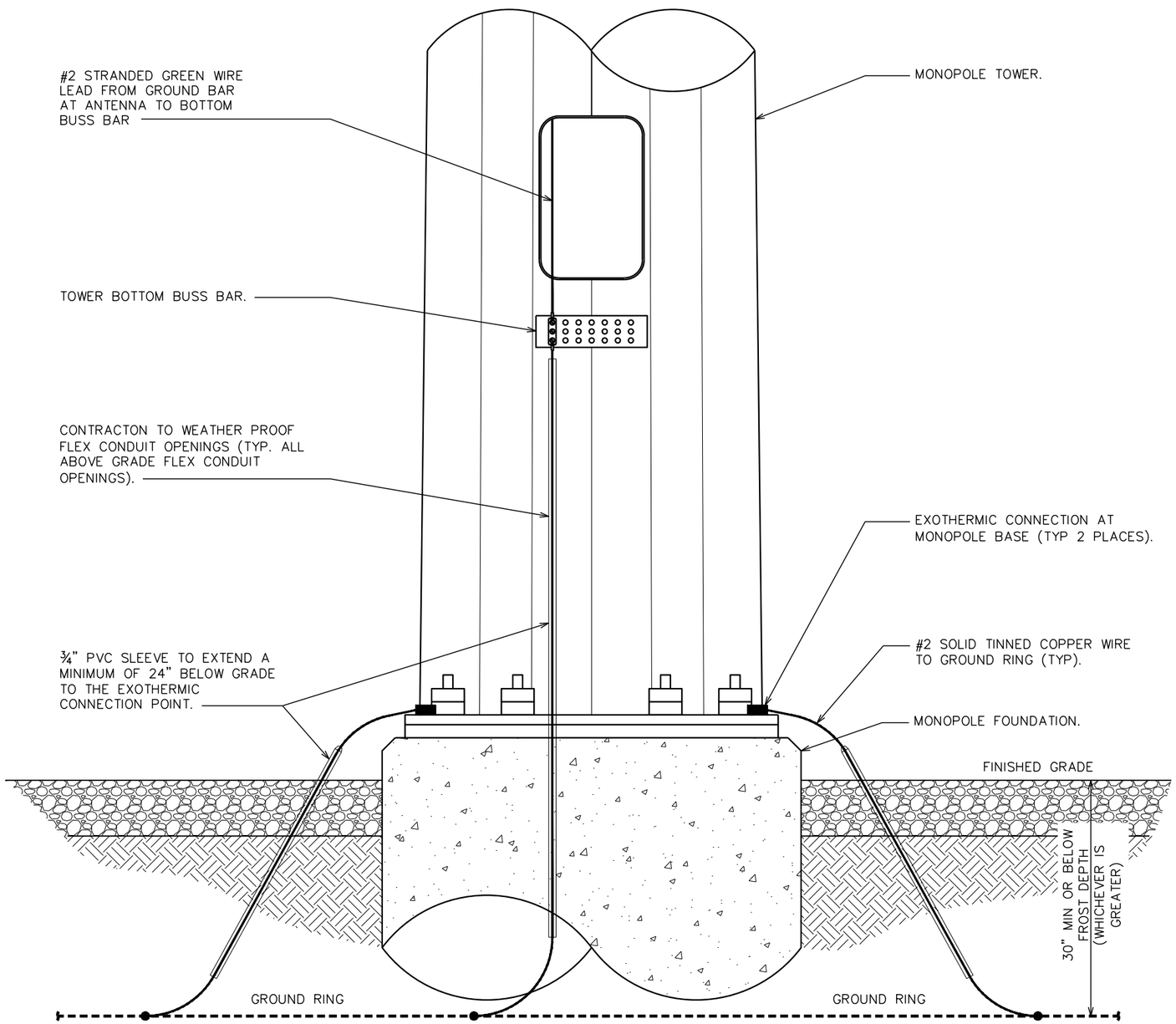
GROUNDING DETAILS I

SHEET NUMBER: **E-4**

REVISION: **8**

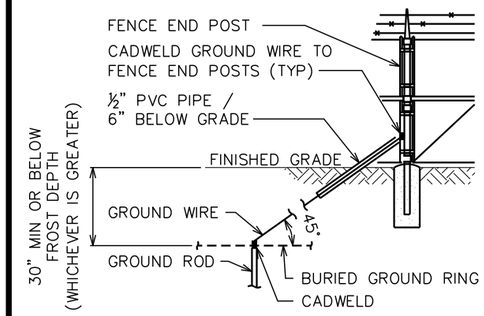
TEP #: 141883

SUPERCEDED 2019-708
11/27/2019



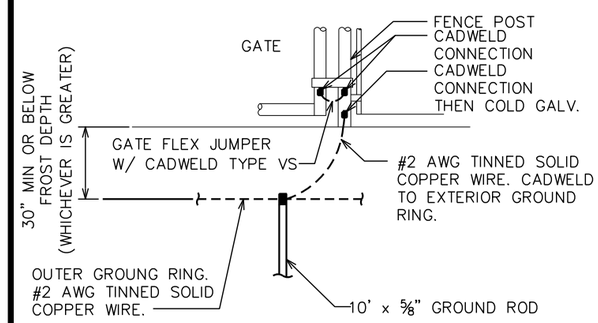
TOWER GROUNDING DETAIL

SCALE: N.T.S.



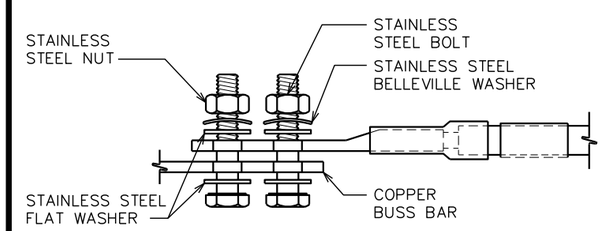
FENCE GROUNDING DETAIL

SCALE: N.T.S.



TYP. GATE POST GROUNDING DETAIL

SCALE: N.T.S.



NOTES:

1. ALL HARDWARE SHALL BE 18-8 STAINLESS STEEL, INCLUDING THE BELLEVILLE WASHERS. COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN THE LUG AND STEEL. COAT ALL SURFACES WITH KOPR-SHIELD.

LUG DETAILS

SCALE: N.T.S.

PLANS PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1794

November 21, 2019

REV	DATE	ISSUED FOR:
8	11-21-19	CONSTRUCTION
7	11-05-19	CONSTRUCTION
6	10-24-19	CONSTRUCTION
5	08-01-19	CONSTRUCTION

DRAWN BY: ANG | CHECKED BY: MWS

SHEET TITLE:

GROUNDING DETAILS II

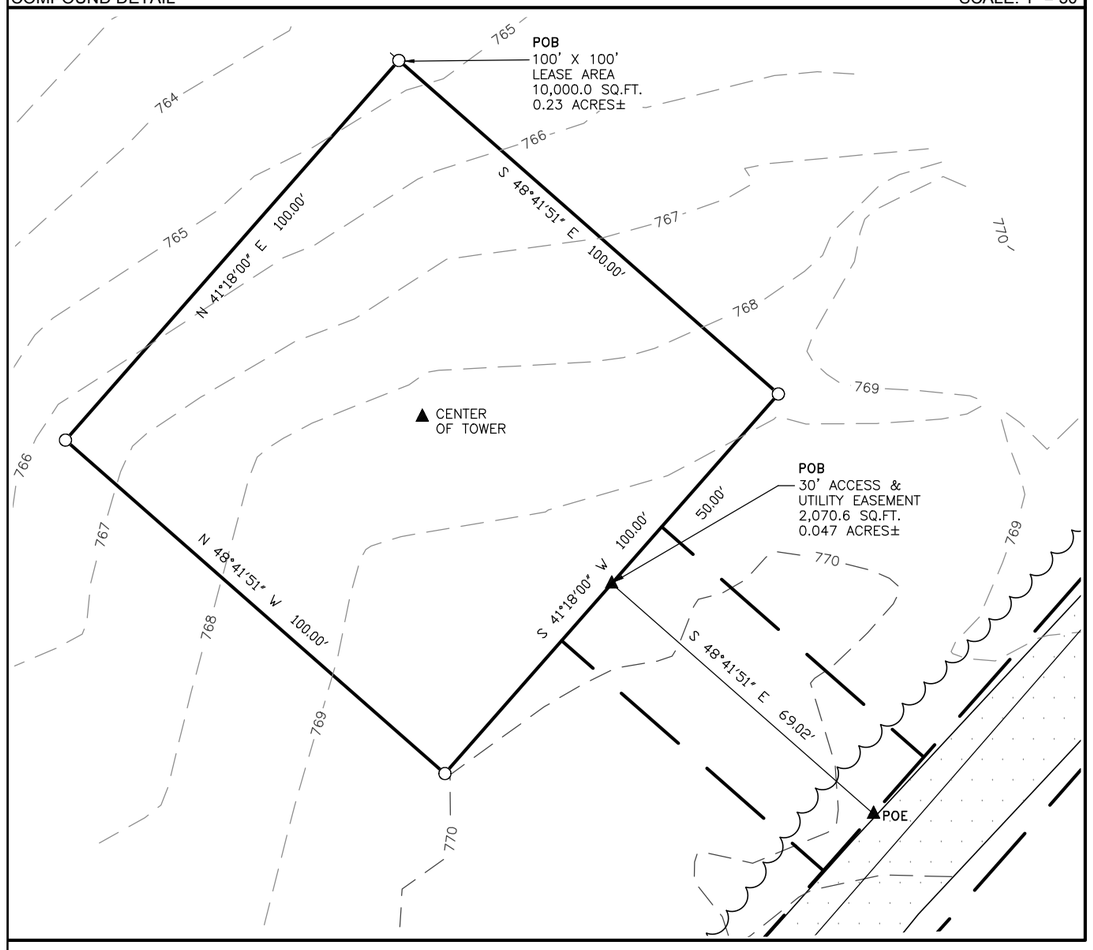
SHEET NUMBER: **E-5**

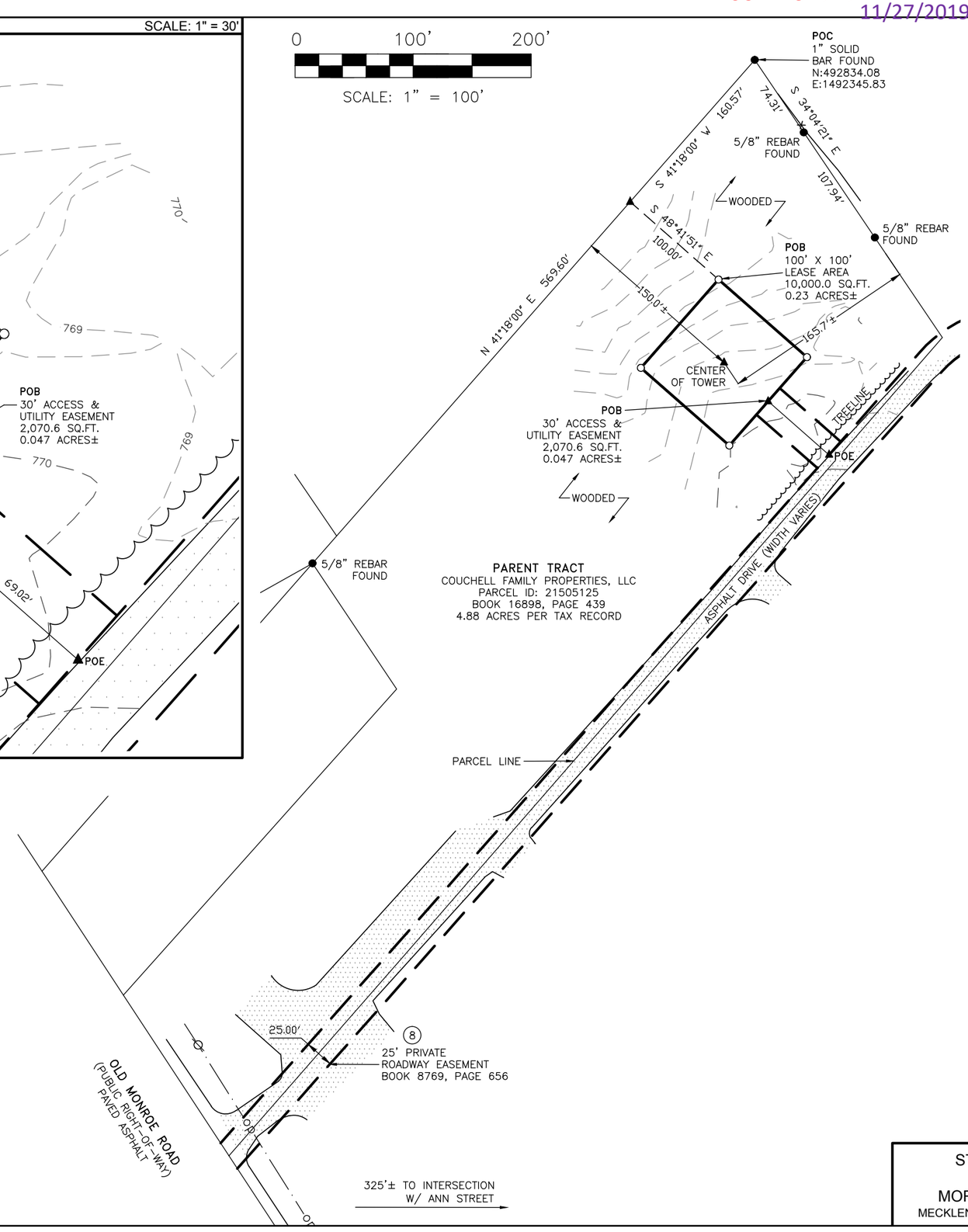
REVISION: 8

TEP #: 141883

SUPERCEDED 2019-708 11/27/2019

COMPOUND DETAIL SCALE: 1" = 30'





PLOTTABLE EXCEPTIONS

Old Republic Title Insurance Company
Commitment for Title Insurance Commitment No. 01-18002592-01T
Commitment Date January 11, 2018 @ 7:00 am
Schedule B, Section II

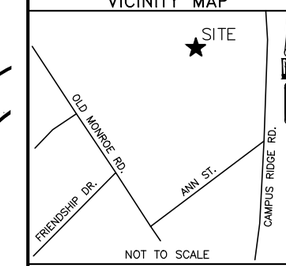
Exception No.	Instrument	Comment
1-6		Standard exceptions. Contain no survey matters.
7	Book 5422, Page 296	Does affect subject lease area and easement, is blanket in nature, and is not shown hereon.
8	Book 8769, Page 656	Does affect subject lease area and easement, as shown hereon.

TOWER INFO

LATITUDE: 35°05'29.475" NORTH
LONGITUDE: 80°41'50.172" WEST
(NAD 83)

GROUND ELEVATION: 768.4'
ABOVE MEAN SEA LEVEL (NAVD88)

VICINITY MAP



NORTH CAROLINA

GRID NORTH

GRID TO TRUE NORTH
CONVERGENCE
0°20'

TRUE NORTH TO MAGNETIC
DECLINATION
7°52' W

COMBINED SCALE FACTOR
0.999844433

LEGEND

- ○ = 5/8" REBAR SET
- ● = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- = POWER POLE
- = GUY ANCHOR
- = POWER BOX
- = TELEPHONE PEDESTAL
- = GROUNDING ROD

= RIGHT-OF-WAY
= OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 3710449900K, which bears an effective date of February 19, 2014 and IS NOT in a special flood hazard area.
Zone 'XXCXX': XXXXzone definition from flood mapXXXXXX.

STALLINGS COUCHELL
NC-1512
MORNING STAR TOWNSHIP
MECKLENBURG COUNTY, NORTH CAROLINA

NO.	REVISION	DATE	BY

PROJECT NO.
18-1768

DRAWN BY: RJB
CHECKED BY: AAK
FIELD CREW: XXX
APPROVED BY: AAK
DATE: 07/11/18
SCALE: AS NOTED
SHEET 1 OF 2

FOR:
RAWLAND TOWER SURVEY
APC TOWERS
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com
Firm: P-1497, Expires June 30, 2016
SMW ENGINEERING GROUP, INC.

SUPERCEDED 2019-708
11/27/2019

PARENT TRACT (FROM TITLE)

LYING AND BEING IN MORNING STAR TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF THE RIGHT-OF-WAY OF STATE ROAD 1009 (KNOWN AS OLD U.S. HIGHWAY 74 AND OLD MONROE ROAD), AT OR NEAR ITS POINT OF INTERSECTION WITH THE BOUNDARY LINE BETWEEN UNION COUNTY AND MECKLENBURG COUNTY, BEING THE WESTERLY CORNER OF THE PROPERTY OF LARRY D. HARRILL AND WIFE, SUSAN B. HARRILL, AS DESCRIBED IN DEED RECORDED IN BOOK 5466 AT PAGE 73 OF THE MECKLENBURG COUNTY REGISTRY AND RUNNING THENCE WITH THE CENTERLINE OF STATE ROAD 1009 NORTH 30° 45' 00" WEST 163.38 FEET TO A POINT, THE SOUTHERLY CORNER OF THE PROPERTY J. C. KIZIAH (NOW OR FORMERLY) AS DESCRIBED IN BOOK RECORDED IN BOOK 2546 AT PAGE 409 OF THE MECKLENBURG PUBLIC REGISTRY; THENCE WITH THE SOUTHEASTERLY AND NORTHEASTERLY BOUNDARIES OF SAID PROPERTY OF J. C. KIZIAH NORTH 44° 17' 29" EAST 348.89 FEET TO AN IRON AND NORTH 31° 14' 15" WEST 128.54 FEET TO AN IRON; THENCE WITH A PORTIN OF THE BOUNDARY OF THE PROPERTY OF RUTH BENTON (NOW OR FORMERLY) AS DESCRIBED IN DEED RECORDED IN BOOK 1490 AT PAGE 544 OF THE MECKLENBURG PUBLIC REGISTRY AND WITH THE BOUNDARY OF THE PROPERTY OF O. J. SLOAN (NOW OR FORMERLY) AS DESCRIBED IN DEED RECORDED IN BOOK 1658 AT PAGE 157 OF THE MECKLENBURG PUBLIC REGISTRY NORTH 43° 50' 50" EAST 569.60 FEET TO AN IRON; THENCE WITH THE PROPERTY OF J. C. DRAKE (NOW OR FORMERLY) SOUTH 31° 49' 30" EAST 284.32 FEET TO AN IRON; THENCE WITH A NEW LINE SOUTH 43° 36' 00 WEST 699.51 FEET TO AN IRON, THE NORTHERLY CORNER OF THE PROPERTY OF LARRY D. HARRILL AND WIFE, SUSAN B. HARRILL, AS DESCRIBED IN DEED RECORDED IN BOOK 5466 AT PAGE 73 OF THE MECKLENBURG COUNTY REGISTRY; THENCE WITH THE NORTHWESTERLY BOUNDARY OF SAID PROPERTY OF LARRY D. HARRIL AND WIFE SOUTH 43° 43' 34" WEST 225.00 FEET TO THE POINT AND PLACE OF BEGINNING, AS SHOWN ON A BOUNDARY SURVEY DATED AUGUST 16, 1989 PREPARED BY JOHN R. YARBOROUGH, REGISTERED LAND SURVEYOR.

TAX I.D. NUMBER: 21505125

BEING THE SAME PROPERTY CONVEYED TO COUCHELL FAMILY PROPERTIES, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, GRANTEE, FROM CHRISTOPHER PETER COUCHELL, SINGLE, JOHN PETER COUCHELL AND WIFE, CALLIOPE C. COUCHELL, ANASTASIA MARIA COUCHELL, SINGLE, FAYE P. COUCHELL, AS CUSTODIAN FOR EMILY MARIA COUCHELL, FAYE P. COUCHELL, AS CUSTODIAN FOR STEPHANIE DIANNA COUCHELL, GRANTOR, BY DEED RECORDED 03/15/2004, IN BOOK 16898, PAGE 439 OF THE COUNTY RECORDS.

100' x 100' LEASE AREA (AS-SURVEYED)

A portion of the COUCHELL FAMILY PROPERTIES, LLC, tract (Parcel ID: 21505125) as described and recorded in Instrument No. 2004058437 and being situated in Morning Star Township, Mecklenburg County, North Carolina and being more particularly described as follows;

Commencing at a 1" solid bar found marking the most northerly corner of said COUCHELL FAMILY PROPERTIES, LLC, tract; thence run S 41°18'00" W along the west line of said tract for a distance of 160.57 feet to a point; thence run S 48°41'51" E for a distance of 100.00 feet to a 5/8" rebar set and the Point of Beginning; thence run S 48°41'51" E for a distance of 100.00 feet to a 5/8" rebar set; thence run S 41°18'00" W for a distance of 100.00 feet to a 5/8" rebar set; thence run N 48°41'51" W for a distance of 100.00 feet to a 5/8" rebar set; thence run N 41°18'00" E for a distance of 100.00 feet to the Point of Beginning. Said Lease area contains 0.23 acres.

30' INGRESS/EGRESS & UTILITY/FIBER EASEMENT (AS-SURVEYED)

A portion of the COUCHELL FAMILY PROPERTIES, LLC, tract (Parcel ID: 21505125) as described and recorded in Instrument No. 2004058437 and being situated in Morning Star Township, Mecklenburg County, North Carolina and being more particularly described as follows;

Commencing at a 1" solid bar found marking the most northerly corner of said COUCHELL FAMILY PROPERTIES, LLC, tract; thence run S 41°18'00" W along the west line of said tract for a distance of 160.57 feet to a point; thence run S 48°41'51" E for a distance of 100.00 feet to a 5/8" rebar set; thence run S 41°18'00" W for a distance of 50.00 feet and the Point of Beginning of an Ingress/Egress & Utility Easement being 30 feet in width and lying 15 feet on each side of the following described centerline; thence run S 48°41'51" E for a distance of 69.02 feet to a point on the northerly line of a 25' Private Roadway Easement, Book 8769, Page 656 and the Point of Ending. Said easement contains (2,070.6 sq.ft.) 0.047 acres, more or less.

SURVEYOR'S CERTIFICATION

I Andrew A. Kramer certify that this map was drawn under my supervision from an actual survey made under my supervision based on Instrument No. 2004058437 and the above referenced title commitment; that the ratio of precision as calculated is 1':15,000'; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL

_____

Andrew A. Kramer
North Carolina PLS: L-4948
SMW Engineering Group, N.C. PLLC
Firm: P-1497, Expires June 30, 2016

SURVEYOR'S NOTES

1. This is a Rawland Tower Survey, made on the ground under the supervision of a North Carolina Registered Land Surveyor. Date of field survey is July 2, 2018.
2. The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
3. Bearings are based on North Carolina State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DG5755. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor and mapper.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
14. Per supplied Zoning Information, subject parcel is Zoned I-1
Tower Setbacks: North: 150'; South: 150'; East: 150'; West: 150'
15. No buildings near area of site.

STALLINGS COUCHELL
NC-1512
MORNING STAR TOWNSHIP
MECKLENBURG COUNTY, NORTH CAROLINA

NO.	REVISION	DATE	BY

PROJECT NO. 18-1768

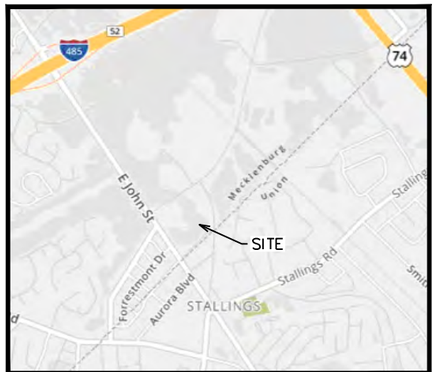
DRAWN BY: RJB
CHECKED BY: AAK
FIELD CREW: XXX
APPROVED BY: AAK
DATE: 07/11/18
SCALE: NO SCALE
SHEET 2 OF 2

RAWLAND TOWER SURVEY

FOR:
APC TOWERS
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615

SMW ENGINEERING GROUP, INC.
SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com
Firm: P-1497, Expires June 30, 2016

SUPERCEDED 2019-708
12/19/2019



VICINITY MAP n.t.s.

NOTES:

1. PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

2. PLAN DOES NOT REPRESENT AN ALTA/NSPS LAND TITLE SURVEY.

3. BASIS OF THE BEARINGS AND COORDINATES IS THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM (NAD 83/2011) BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON DECEMBER 02, 2019; TIED TO THE NATIONAL SPATIAL REFERENCE SYSTEM VIA CORS STATIONS AND OPUS; AND EXPRESSED IN US SURVEY FEET.

4. VERTICAL INFORMATION BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND EXPRESSED IN US SURVEY FEET.

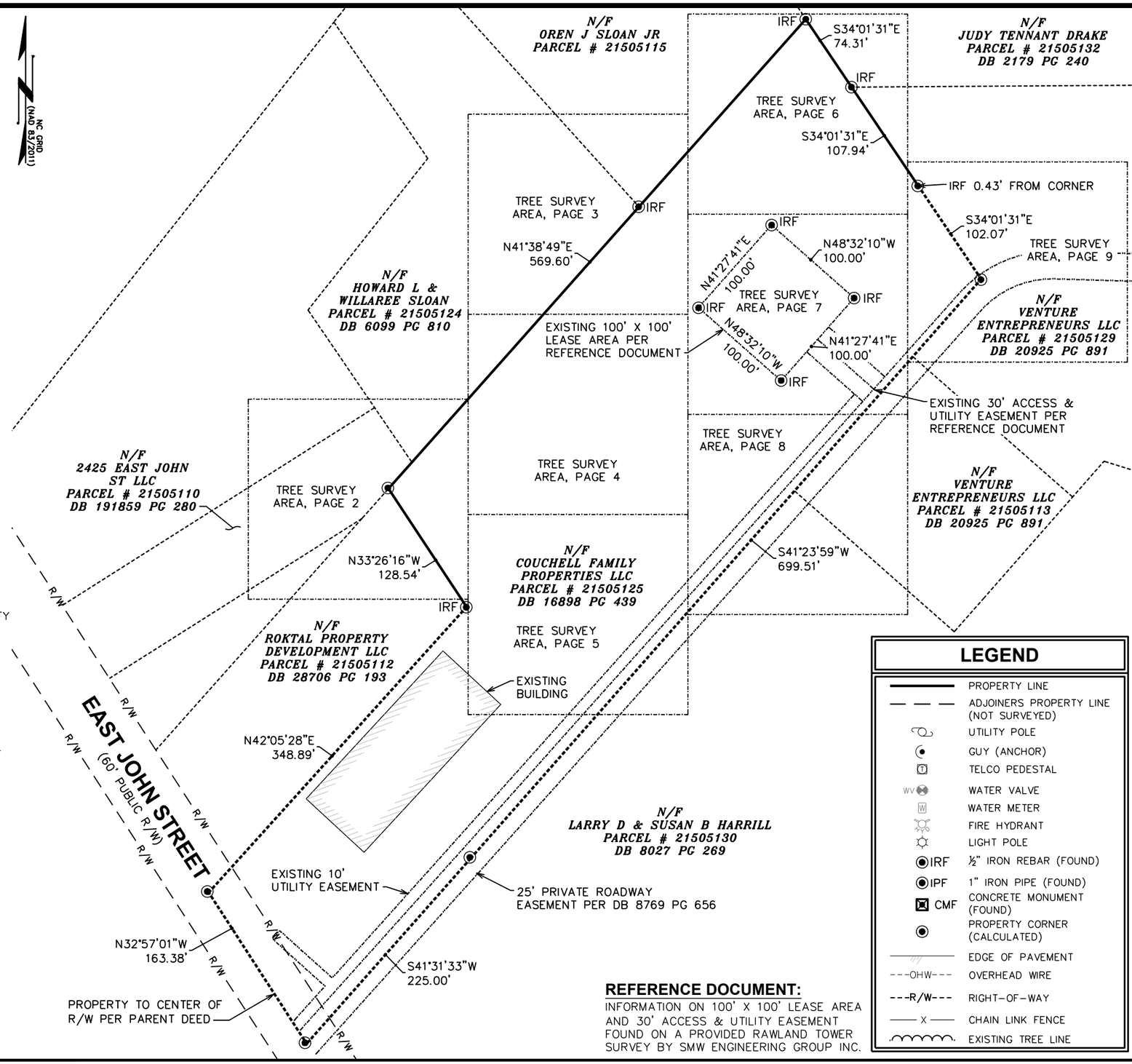
5. THIS PLAN DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY OF THE PARENT PARCEL. PROPERTY LINES ARE DRAWN FROM FIELD LOCATIONS OF MONUMENTATION, GIS, TAX MAPS, AND INFORMATION FOUND IN DEED BOOK 16898, PAGE 439, OF THE MECKLENBURG COUNTY REGISTER OF DEEDS.

6. DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.

7. PROPERTY LOCATED IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE 0.2% CHANCE OF ANNUAL FLOOD BASED UPON FEMA COMMUNITY PANEL# 3703404499J, EFFECTIVE FEBRUARY 19, 2014.

8. LESSEE INFORMATION:
   APC TOWERS
   8601 SIX FORKS ROAD, SUITE 250
   RALEIGH, NC 27615

9. PROPERTY INFORMATION:
   COUCHELL FAMILY PROPERTIES LLC
   3362 SMITH FARMS RD
   MATTHEWS NC 28104



REFERENCE DOCUMENT:

INFORMATION ON 100' X 100' LEASE AREA AND 30' ACCESS & UTILITY EASEMENT FOUND ON A PROVIDED RAWLAND TOWER SURVEY BY SMW ENGINEERING GROUP INC.

LEGEND

- PROPERTY LINE
- ADJOINERS PROPERTY LINE (NOT SURVEYED)
- UTILITY POLE
- GUY (ANCHOR)
- TELCO PEDESTAL
- WV WATER VALVE
- W WATER METER
- FIRE HYDRANT
- LIGHT POLE
- IRF ½" IRON REBAR (FOUND)
- IPF 1" IRON PIPE (FOUND)
- CMF CONCRETE MONUMENT (FOUND)
- PROPERTY CORNER (CALCULATED)
- EDGE OF PAVEMENT
- ---OHW--- OVERHEAD WIRE
- ---R/W--- RIGHT-OF-WAY
- —— X —— CHAIN LINK FENCE
- EXISTING TREE LINE

SITE SURVEY

SCALE: 1" = 100'

0 100 200
SCALE IN FEET

PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PREPARED BY:

TEP ENGINEERING, PLLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
(919) 661-6351
COA # P-1403

SURVEYOR CERTIFICATE

"I, DALE A. LOVELACE, CERTIFY THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK 16898 AT PAGE 439) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES, DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS REFERENCED HEREIN; THAT RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1: 10,000 OR GREATER; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600.)".

THIS 9TH DAY OF DECEMBER, 2019.

DALE A. LOVELACE
NORTH CAROLINA PLS # L-4901

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

NORTH CAROLINA PROFESSIONAL SEAL L-4901 LAND SURVEYOR DALE A. LOVELACE

SHEET TITLE:

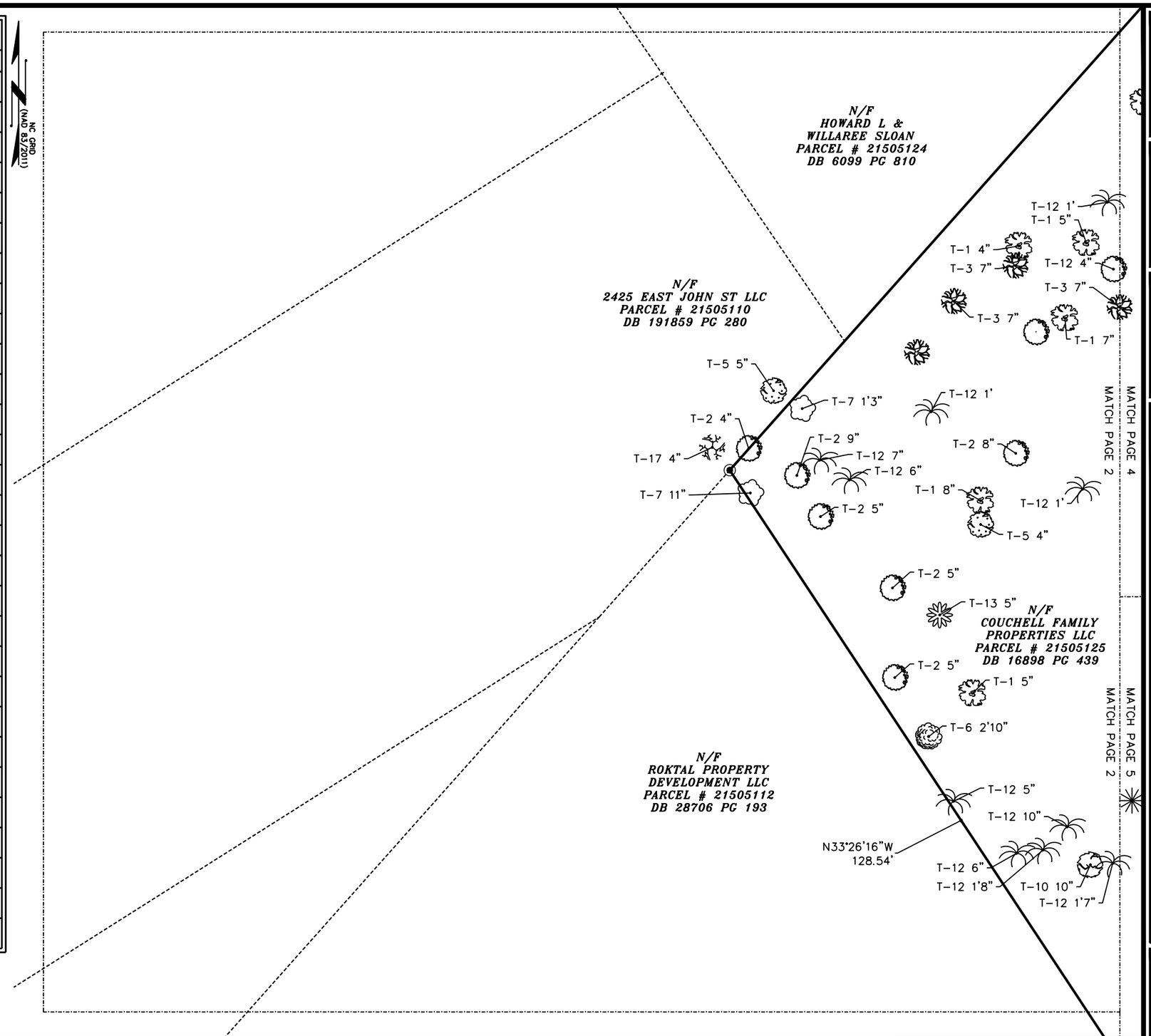
SITE SURVEY

DATE: 12/09/2019	REVISION: 0
SHEET #: 1 OF 9	TEP #: 141883

SUPERCEDED 2019-708
12/19/2019

TREE TABLE

SYMBOL	TREE #	TREE TYPE
	T-1	RED MAPLE
	T-2	PIGNUT HICKORY
	T-3	MOCKERNUT HICKORY
	T-4	RED HICKORY
	T-5	BLACKJACK OAK
	T-6	SWAMP CHESTNUT OAK
	T-7	POST OAK
	T-8	SOUTHERN RED OAK
	T-9	SCARLET OAK
	T-10	BLACK OAK
	T-11	WILLOW OAK
	T-12	WHITE OAK
	T-13	NORTHERN RED OAK
	T-14	LONGLEAF PINE
	T-15	SHORTLEAF PINE
	T-16	BLACK CHERRY
	T-17	SWEET GUM
	T-18	MIMOSA
	T-19	GREEN ASH
	T-20	WINGED ELM
	T-21	SASSAFRAS
	T-22	TULIPTREE
	T-23	DOGWOOD
	T-24	BLACKGUM
	T-25	UNKNOWN
	T-26	TREE OF HEAVEN
	T-27	LOBLOLLY PINE
	T-28	EASTERN RED CEDAR
	T-29	AMERICAN BEECH



TREE SURVEY

SCALE: 1" = 20'

PREPARED FOR:

APC Towers

8601 SIX FORKS ROAD SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PREPARED BY:

TEP ENGINEERING, PLLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
(919) 661-6351
COA # P-1403

SURVEYOR CERTIFICATE

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THIS 9TH DAY OF DECEMBER, 2019.

DALE A. LOVELACE
NORTH CAROLINA PLS # L-4901

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES
NORTH CAROLINA PROFESSIONAL SEAL L-4901 LAND SURVEYOR DALE A. LOVELACE

SHEET TITLE:

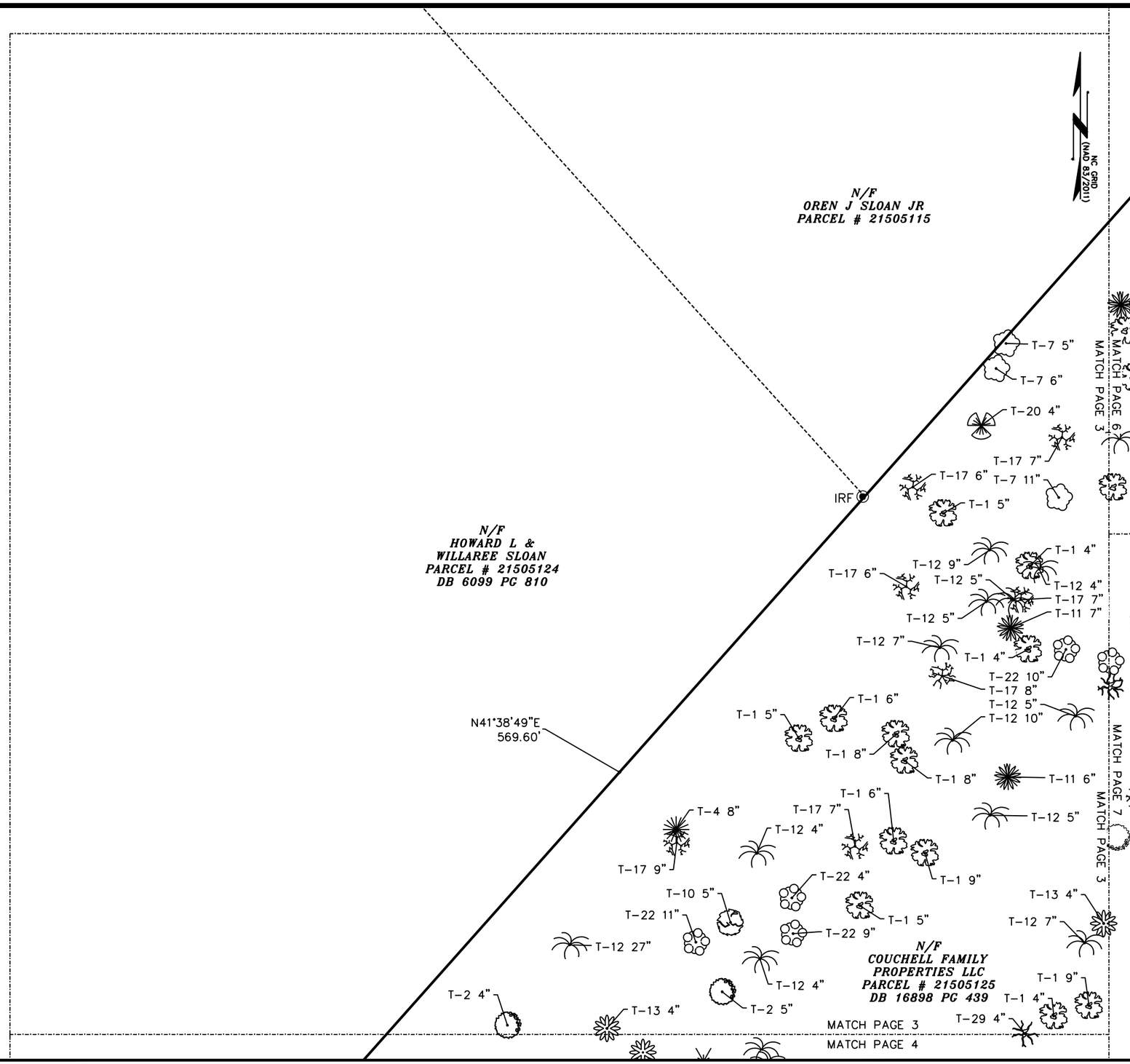
TREE SURVEY

DATE: 12/09/2019	REVISION: 0
SHEET #: 2 OF 9	TEP #: 141883

SUPERCEDED

TREE TABLE

SYMBOL	TREE #	TREE TYPE
	T-1	RED MAPLE
	T-2	PIGNUT HICKORY
	T-3	MOCKERNUT HICKORY
	T-4	RED HICKORY
	T-5	BLACKJACK OAK
	T-6	SWAMP CHESTNUT OAK
	T-7	POST OAK
	T-8	SOUTHERN RED OAK
	T-9	SCARLET OAK
	T-10	BLACK OAK
	T-11	WILLOW OAK
	T-12	WHITE OAK
	T-13	NORTHERN RED OAK
	T-14	LONGLEAF PINE
	T-15	SHORTLEAF PINE
	T-16	BLACK CHERRY
	T-17	SWEET GUM
	T-18	MIMOSA
	T-19	GREEN ASH
	T-20	WINGED ELM
	T-21	SASSAFRAS
	T-22	TULIPTREE
	T-23	DOGWOOD
	T-24	BLACKGUM
	T-25	UNKNOWN
	T-26	TREE OF HEAVEN
	T-27	LOBLOLLY PINE
	T-28	EASTERN RED CEDAR
	T-29	AMERICAN BEECH



0 20 40
SCALE IN FEET

TREE SURVEY

SCALE: 1" = 20'

PREPARED FOR:

APC Towers

8601 SIX FORKS ROAD SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PREPARED BY:

TEP ENGINEERING, PLLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
(919) 661-6351
COA # P-1403

SURVEYOR CERTIFICATE

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THIS 9TH DAY OF DECEMBER, 2019.

DALE A. LOVELACE
NORTH CAROLINA PLS # L-4901

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

NORTH CAROLINA PROFESSIONAL SEAL L-4901 LAND SURVEYOR DALE A. LOVELACE

SHEET TITLE:

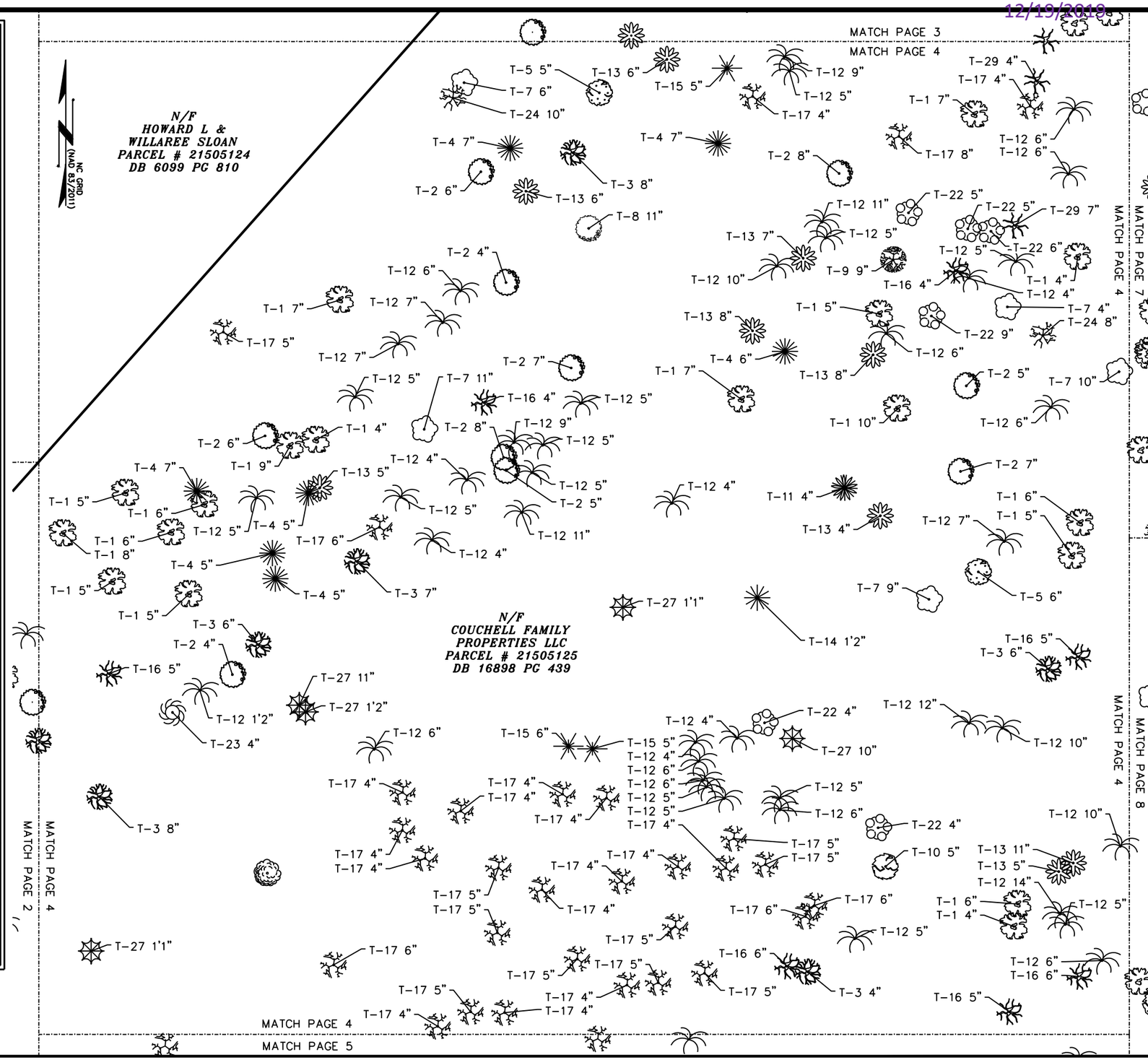
TREE SURVEY

DATE: 12/09/2019	REVISION: 0
SHEET #: 3 OF 9	TEP #: 141883

SUPERCEDED 2019-708 12/19/2019

TREE TABLE

SYMBOL	TREE #	TREE TYPE
	T-1	RED MAPLE
	T-2	PIGNUT HICKORY
	T-3	MOCKERNUT HICKORY
	T-4	RED HICKORY
	T-5	BLACKJACK OAK
	T-6	SWAMP CHESTNUT OAK
	T-7	POST OAK
	T-8	SOUTHERN RED OAK
	T-9	SCARLET OAK
	T-10	BLACK OAK
	T-11	WILLOW OAK
	T-12	WHITE OAK
	T-13	NORTHERN RED OAK
	T-14	LONGLEAF PINE
	T-15	SHORTLEAF PINE
	T-16	BLACK CHERRY
	T-17	SWEET GUM
	T-18	MIMOSA
	T-19	GREEN ASH
	T-20	WINGED ELM
	T-21	SASSAFRAS
	T-22	TULIPTREE
	T-23	DOGWOOD
	T-24	BLACKGUM
	T-25	UNKNOWN
	T-26	TREE OF HEAVEN
	T-27	LOBLOLLY PINE
	T-28	EASTERN RED CEDAR
	T-29	AMERICAN BEECH



TREE SURVEY

SCALE: 1" = 20'

0 20 40
SCALE IN FEET

PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PREPARED BY:

TEP ENGINEERING, PLLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
(919) 661-6351
COA # P-1403

SURVEYOR CERTIFICATE

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THIS 9TH DAY OF DECEMBER, 2019.

DALE A. LOVELACE
NORTH CAROLINA PLS # L-4901

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES
NORTH CAROLINA PROFESSIONAL SEAL L-4901 LAND SURVEYOR DALE A. LOVELACE

SHEET TITLE:

TREE SURVEY

DATE: 12/09/2019	REVISION: 0
SHEET #: 4 OF 9	TEP #: 141883

SUPERCEDED 2019-708
12/19/2019

TREE TABLE

SYMBOL	TREE #	TREE TYPE
	T-1	RED MAPLE
	T-2	PIGNUT HICKORY
	T-3	MOCKERNUT HICKORY
	T-4	RED HICKORY
	T-5	BLACKJACK OAK
	T-6	SWAMP CHESTNUT OAK
	T-7	POST OAK
	T-8	SOUTHERN RED OAK
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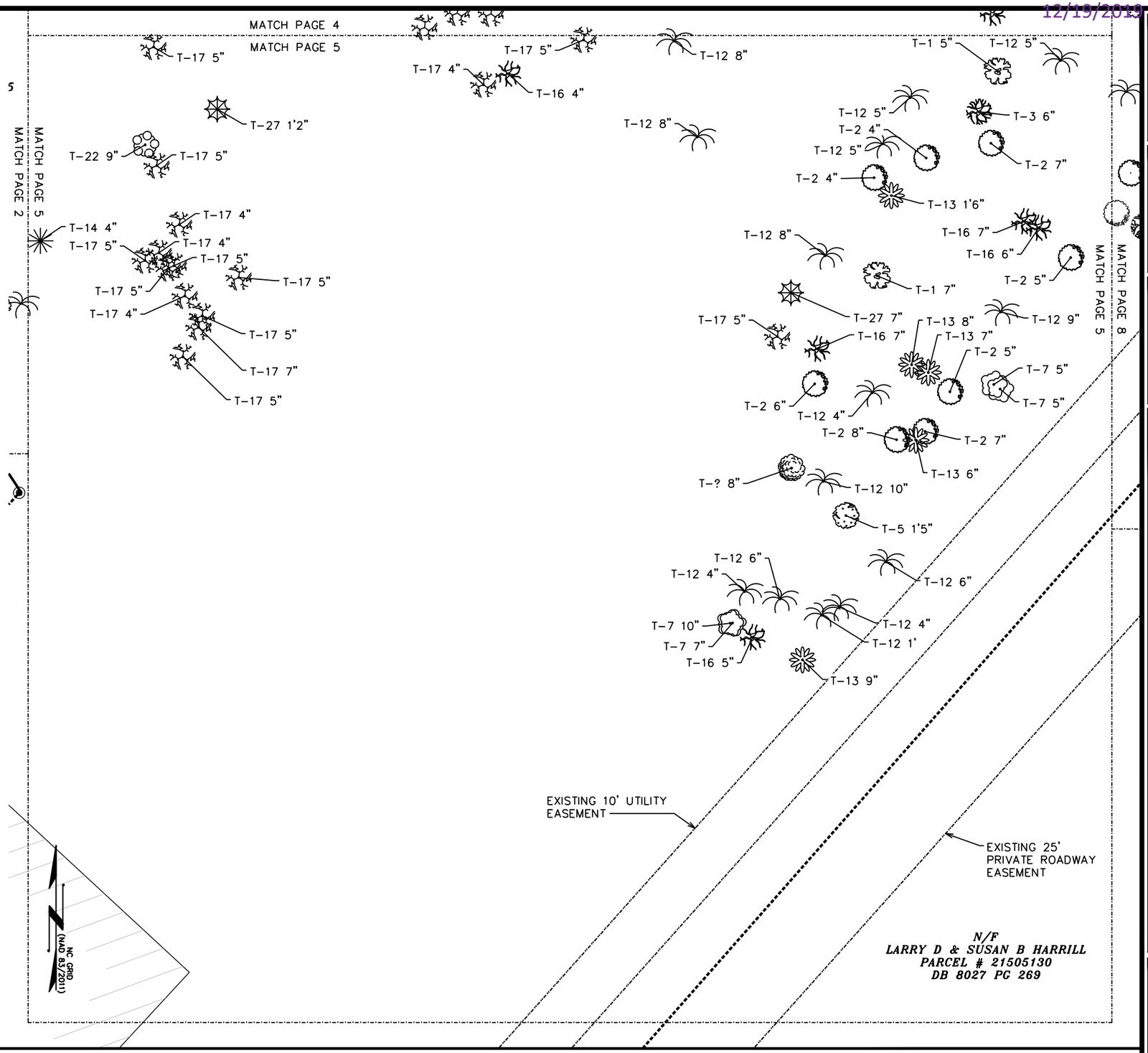
	T-10	BLACK OAK
	T-11	WILLOW OAK
	T-12	WHITE OAK
	T-13	NORTHERN RED OAK
	T-14	LONGLEAF PINE
	T-15	SHORTLEAF PINE
	T-16	BLACK CHERRY
	T-17	SWEET GUM
	T-18	MIMOSA
	T-19	GREEN ASH
	T-20	WINGED ELM
	T-21	SASSAFRAS
	T-22	TULIPTREE
	T-23	DOGWOOD
	T-24	BLACKGUM
	T-25	UNKNOWN
	T-26	TREE OF HEAVEN
	T-27	LOBLOLLY PINE
	T-28	EASTERN RED CEDAR
	T-29	AMERICAN BEECH



TREE SURVEY

SCALE: 1" = 20'

0 20 40
SCALE IN FEET

PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PREPARED BY:

TEP ENGINEERING, PLLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
(919) 661-6351
COA # P-1403

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THIS 9TH DAY OF DECEMBER, 2019.

DALE A. LOVELACE
NORTH CAROLINA PLS # L-4901

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES
NORTH CAROLINA PROFESSIONAL SEAL L-4901 LAND SURVEYOR DALE A. LOVELACE

SHEET TITLE:

TREE SURVEY

DATE: 12/09/2019	REVISION: 0
SHEET #: 5 OF 9	TEP #: 141883

SUPERCEDED 2019-708
12/19/2019

TREE TABLE

SYMBOL	TREE #	TREE TYPE
	T-1	RED MAPLE
	T-2	PIGNUT HICKORY
	T-3	MOCKERNUT HICKORY
	T-4	RED HICKORY
	T-5	BLACKJACK OAK
	T-6	SWAMP CHESTNUT OAK
	T-7	POST OAK
	T-8	SOUTHERN RED OAK
	T-9	SCARLET OAK
	T-10	BLACK OAK
	T-11	WILLOW OAK
	T-12	WHITE OAK
	T-13	NORTHERN RED OAK
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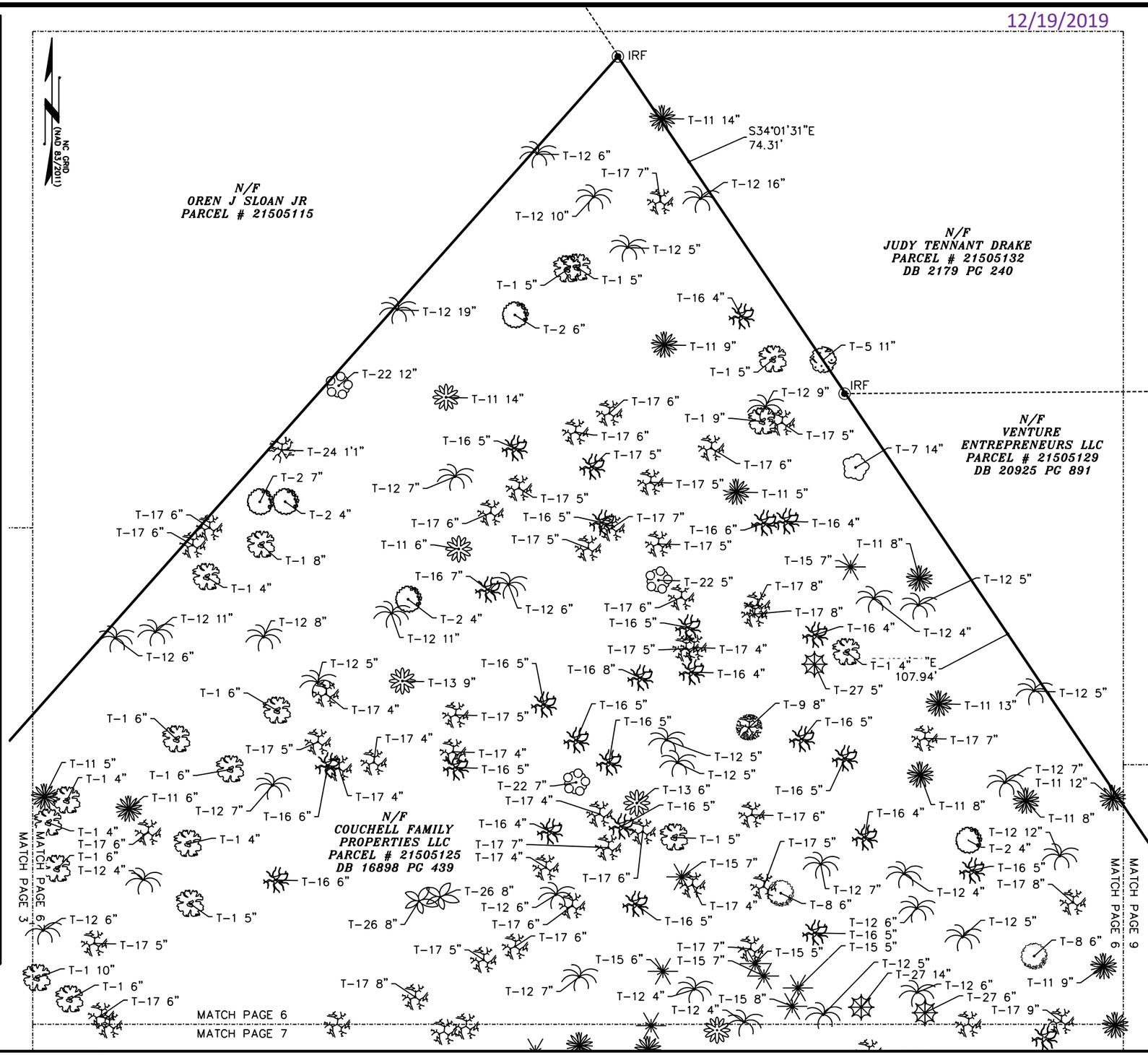
	T-15	SHORTLEAF PINE
	T-16	BLACK CHERRY
	T-17	SWEET GUM
	T-18	MIMOSA
	T-19	GREEN ASH
	T-20	WINGED ELM
	T-21	SASSAFRAS
	T-22	TULIPTREE
	T-23	DOGWOOD
	T-24	BLACKGUM
	T-25	UNKNOWN
	T-26	TREE OF HEAVEN
	T-27	LOBLOLLY PINE
	T-28	EASTERN RED CEDAR
	T-29	AMERICAN BEECH



TREE SURVEY

SCALE: 1" = 20'

0 20 40
SCALE IN FEET

PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PREPARED BY:

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326 TRYON ROAD
RALEIGH, NC 27603-3530
(919) 661-6351
COA # P-1403

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THIS 9TH DAY OF DECEMBER, 2019.

DALE A. LOVELACE
NORTH CAROLINA PLS # L-4901

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES
NORTH CAROLINA PROFESSIONAL SEAL L-4901 LAND SURVEYOR DALE A. LOVELACE

SHEET TITLE:

TREE SURVEY

DATE: 12/09/2019	REVISION: 0
SHEET #: 6 OF 9	TEP #: 141883

SUPERCEDED 2019-708
12/19/2019

TREE TABLE

SYMBOL	TREE #	TREE TYPE
	T-1	RED MAPLE
	T-2	PIGNUT HICKORY
	T-3	MOCKERNUT HICKORY
	T-4	RED HICKORY
	T-5	BLACKJACK OAK
	T-6	SWAMP CHESTNUT OAK
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	T-10	BLACK OAK
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	T-15	SHORTLEAF PINE
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	T-18	MIMOSA
	T-19	GREEN ASH
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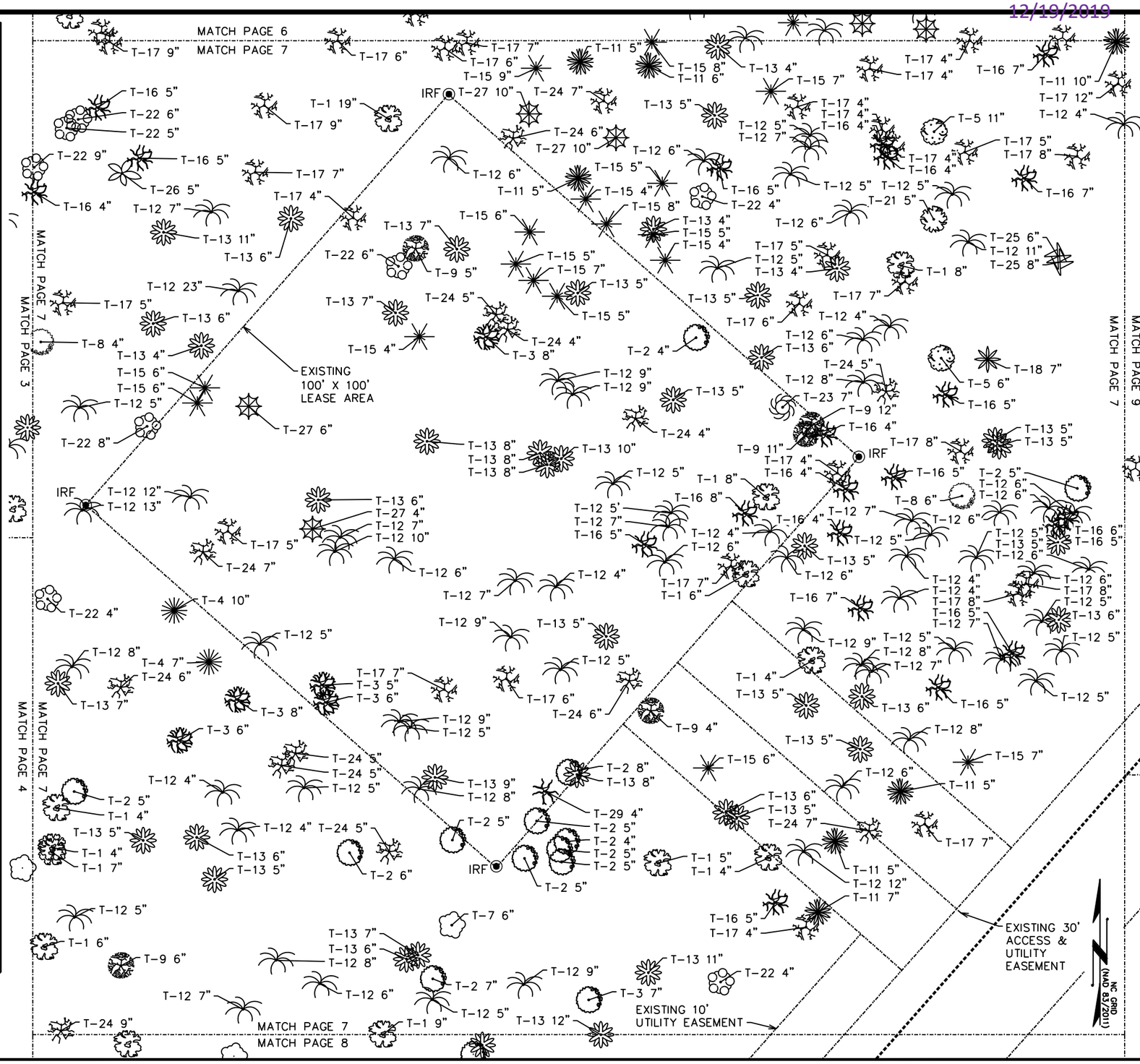
	T-21	SASSAFRAS
	T-22	TULIPTREE
	T-23	DOGWOOD
	T-24	BLACKGUM
	T-25	UNKNOWN
	T-26	TREE OF HEAVEN
	T-27	LOBLOLLY PINE
	T-28	EASTERN RED CEDAR
	T-29	AMERICAN BEECH



TREE SURVEY

SCALE: 1" = 20'

0 20 40
SCALE IN FEET

PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PREPARED BY:

TEP ENGINEERING, PLLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
(919) 661-6351
COA # P-1403

SURVEYOR CERTIFICATE

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THIS 9TH DAY OF DECEMBER, 2019.

DALE A. LOVELACE
NORTH CAROLINA PLS # L-4901

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES
NORTH CAROLINA PROFESSIONAL SEAL L-4901 LAND SURVEYOR DALE A. LOVELACE

SHEET TITLE:

TREE SURVEY

DATE: 12/09/2019	REVISION: 0
SHEET #: 7 OF 9	TEP #: 141883

SUPERCEDED 2019-708 12/19/2019

TREE TABLE

SYMBOL	TREE #	TREE TYPE
	T-1	RED MAPLE
	T-2	PIGNUT HICKORY
	T-3	MOCKERNUT HICKORY
	T-4	RED HICKORY
	T-5	BLACKJACK OAK
	T-6	SWAMP CHESTNUT OAK
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	T-10	BLACK OAK
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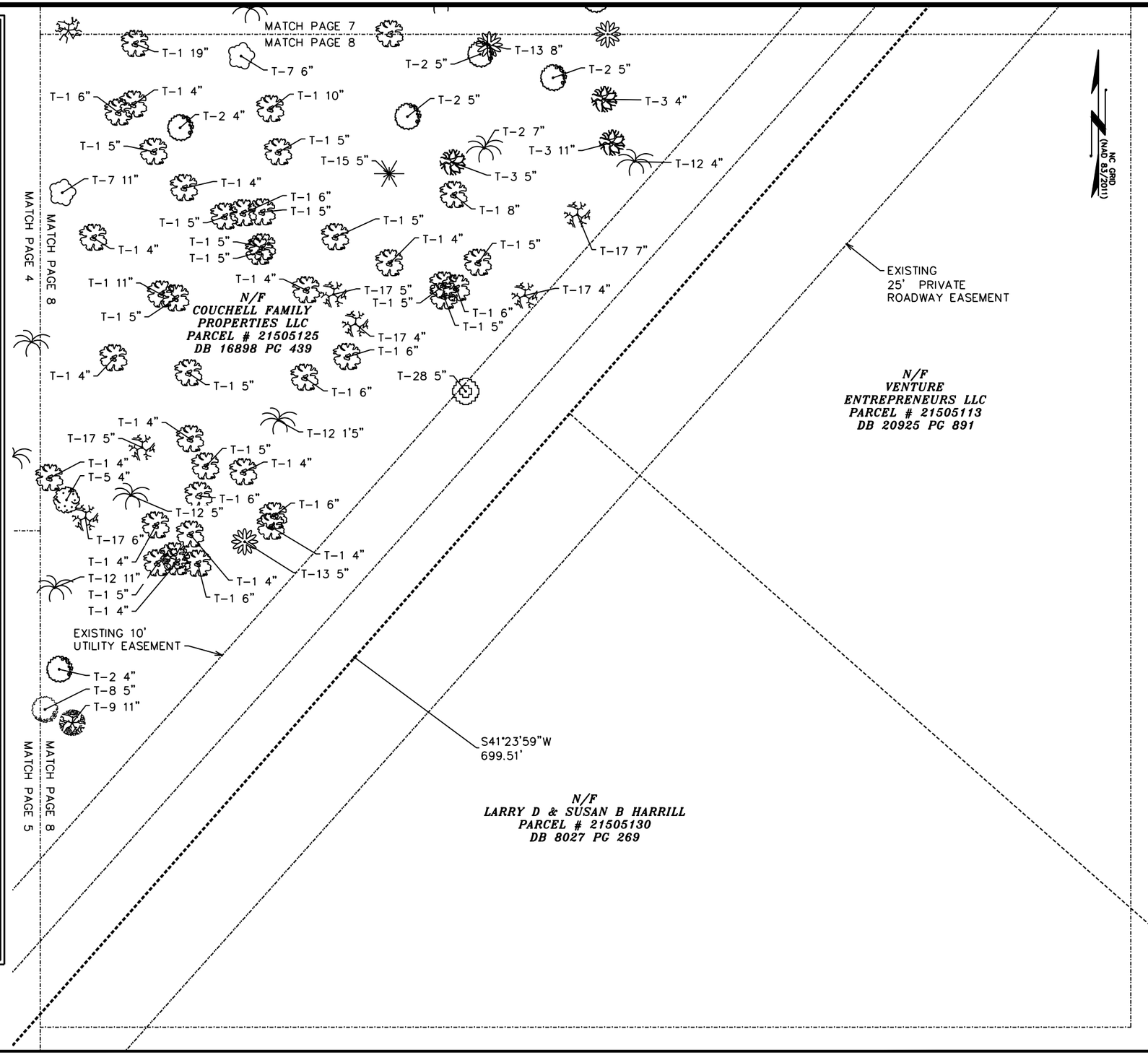
	T-22	TULIPTREE
	T-23	DOGWOOD
	T-24	BLACKGUM
	T-25	UNKNOWN
	T-26	TREE OF HEAVEN
	T-27	LOBLOLLY PINE
	T-28	EASTERN RED CEDAR
	T-29	AMERICAN BEECH



TREE SURVEY

SCALE: 1" = 20'

0 20 40
SCALE IN FEET

PREPARED FOR:

APC Towers
8601 SIX FORKS ROAD SUITE 250
RALEIGH, NC 27615
(919) 324-1922

PROJECT INFORMATION:

NC-1512
FRIENDSHIP DRIVE

2447 EAST JOHN STREET
MATTHEWS, NC 28105
(MECKLENBURG COUNTY)

PREPARED BY:

TEP ENGINEERING, PLLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
(919) 661-6351
COA # P-1403

SURVEYOR CERTIFICATE

"I, DALE A. LOVELACE, CERTIFY THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK 16898 AT PAGE 439) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES, DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS REFERENCED HEREIN; THAT RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1: 10,000 OR GREATER; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600.)".
THIS 9TH DAY OF DECEMBER, 2019.

DALE A. LOVELACE
NORTH CAROLINA PLS # L-4901

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

NORTH CAROLINA PROFESSIONAL SEAL L-4901 LAND SURVEYOR DALE A. LOVELACE

SHEET TITLE:

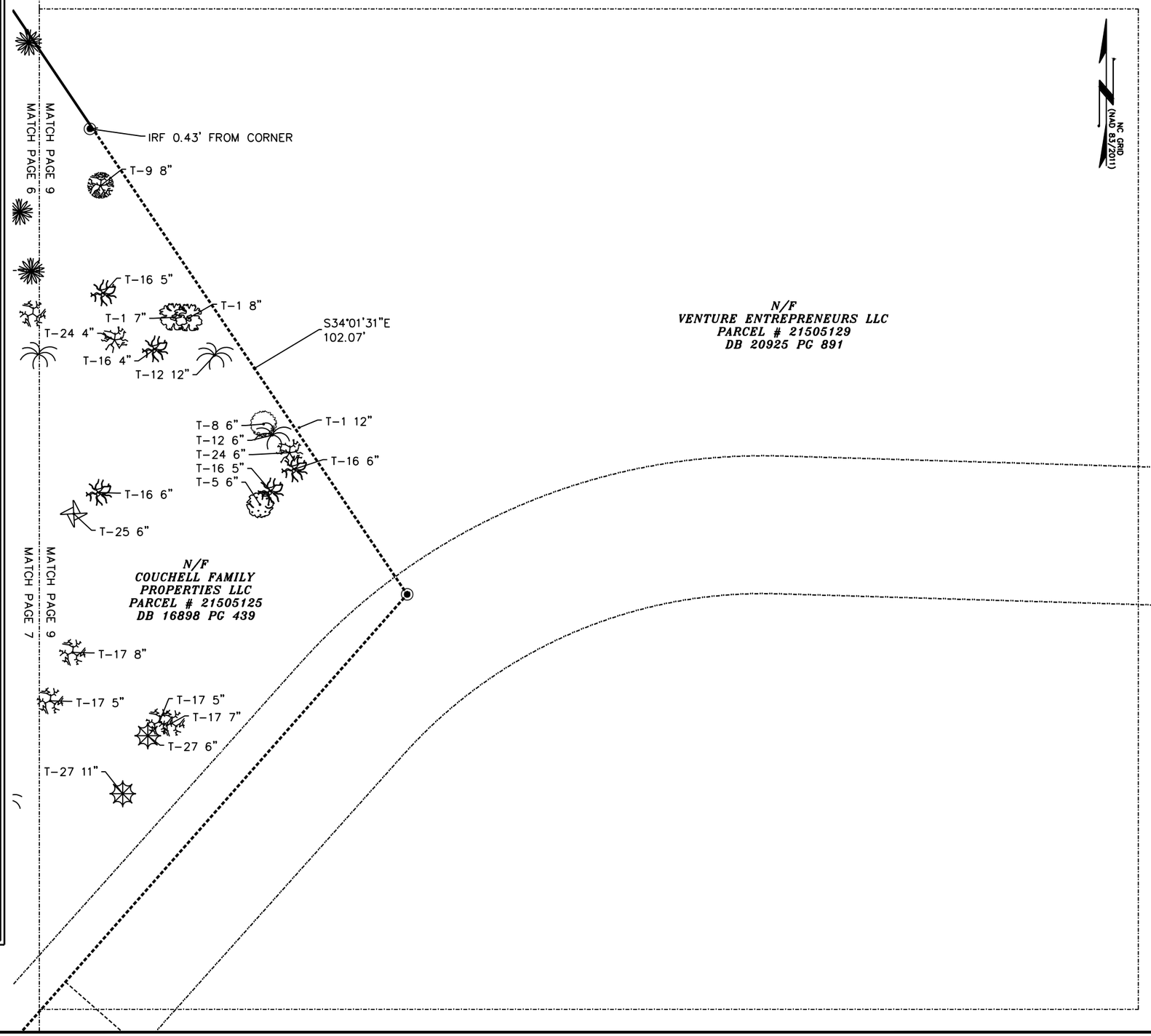
TREE SURVEY

DATE: 12/09/2019	REVISION: 0
SHEET #: 8 OF 9	TEP #: 141883

SUPERCEDED 2019-708
12/19/2019

TREE TABLE

SYMBOL	TREE #	TREE TYPE
	T-1	RED MAPLE
	T-2	PIGNUT HICKORY
	T-3	MOCKERNUT HICKORY
	T-4	RED HICKORY
	T-5	BLACKJACK OAK
	T-6	SWAMP CHESTNUT OAK
	T-7	POST OAK
	T-8	SOUTHERN RED OAK
	T-9	SCARLET OAK
	T-10	BLACK OAK
	T-11	WILLOW OAK
	T-12	WHITE OAK
	T-13	NORTHERN RED OAK
	T-14	LONGLEAF PINE
	T-15	SHORTLEAF PINE
	T-16	BLACK CHERRY
	T-17	SWEET GUM
	T-18	MIMOSA
	T-19	GREEN ASH
	T-20	WINGED ELM
	T-21	SASSAFRAS
	T-22	TULIPTREE
	T-23	DOGWOOD
	T-24	BLACKGUM
	T-25	UNKNOWN
	T-26	TREE OF HEAVEN
	T-27	LOBLOLLY PINE
	T-28	EASTERN RED CEDAR
	T-29	AMERICAN BEECH



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SCALE: 1" = 20'

0 20 40
SCALE IN FEET

PREPARED FOR:

APC Towers

8601 SIX FORKS ROAD SUITE 250
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PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

NORTH CAROLINA PROFESSIONAL SEAL L-4901 LAND SURVEYOR DALE A. LOVELACE

SHEET TITLE:

TREE SURVEY

DATE: 12/09/2019	REVISION: 0
SHEET #: 9 OF 9	TEP #: 141883

COMMUNITY MEETING REPORT
PETITIONER: APC TOWERS LLC
REZONING PETITION NO. 2019-708

This Community Meeting Report is being filed with the Town of Matthews Planning Office pursuant to the provisions of the Town of Matthews Zoning Ordinance.

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

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on December 5, 2019. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, December 19, 2019 at 7:00 p.m. at Ridge Church's Collective Café, 1031 Matthews-Mint Hill Road, Suite B, Matthews, North Carolina.

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

The Community Meeting was attended by Scott Brantley, the Civil Engineer, as identified on the sign-in sheet attached hereto as Exhibit C. No adjacent property owners were in attendance. Each attendee was provided with a copy of the Agenda, attached hereto as Exhibit D. Petitioner APC Towers LLC was represented at the Community Meeting by Mike Gallagher, Senior Director of Development for APC Towers LLC, and R. Susanne Todd and Jessica Henry, attorneys with Johnston, Allison & Hord, P.A.

SUMMARY OF PRESENTATION/DISCUSSION:

Since no adjacent property owners or other invitees attended the Community Meeting, the Petitioner's agent, R. Susanne Todd, adjourned the meeting at 7:48 p.m.

No changes were made to the Rezoning Plan or Application as a result of the Community Meeting.

2019-708
1/22/2020

Roktal Property Development LLC
PO Box 964
Matthews, NC 28106

Dell S. Thorpe
4609 Forestmont Drive
Matthews, NC 28105

F&B LLC
PO Box 2895
Matthews, NC 28106

2425 East John St., LLC
c/o Robert Pedlow
6300 Carmel Road, Ste. 110B
Charlotte, NC 28226

Carolina Water Service Inc. of North Carolina
2335 Sanders Road
Northbrook, IL 60062

AJC LLC
1253 Buck Jones Road
Raleigh, NC 27606

Howard L. Sloan and Willaree M. Sloan
PO Box 22
Matthews, NC 28106

RM Matthews, LLC
2722 Chamber Drive
Monroe, NC 28110

Jerry Mack Pressley and Lynda Pressley
117 Ann Street
Matthews, NC 28104

Oren J. Sloan Jr.
6947 Blue Bonnet Drive
Cocoa, FL 32927

Sammy Benjamine Flow & Patricia Louise Flow
13935 Hardwood Place
Matthews, NC 28105

Bradford A. Kroll
10228 Gator Bay Court
Naples, FL 34120

Judy Tennant Drake
3816 Campus Ridge Road
Matthews, NC 28105

Berbice Enterprise LLC
408 Clairview Lane
Matthews, NC 28105

Dung H. Tong
209 Ann Street
Matthews, NC 28104

Venture Entrepreneurs, LLC
c/o Wayne K. Seale
3320 Oak Brook Drive
Waxhaw, NC 28173

Venture Entrepreneurs, LLC
c/o Wayne K. Seale
3320 Oak Brook Drive
Waxhaw, NC 28173

Tami Linn Osmer Mize and Brad Mize
217 Anne Street
Stallings, NC 28104

Larry D. Harrill and Susan B. Harrill
7402 Cunningham Lane
Indian Trail, NC 28079

LDH Rental Properties, LLC
PO Box 519
Indian Trail, NC 28079

John Y. Penninger and Katherine Penninger
PO Box 882
Matthews, NC 28106

East John Systems, L.L.C.
PO Box 1919
Huntersville, NC 28070

Ronnie H. Chapman & Mary F. Chapman
5933 Caroline Drive
Matthews, NC 28104

Michael M. Stephens
4020 Campus Ridge Road
Matthews, NC 28104

Cheryl Drake-Bowers & Judy Tennant Drake
3939 Campus Ridge Road
Matthews, NC 28105

Weldon D. Powell
9612 Stonebridge Way
Charlotte, NC 28227

Cheryl Drake-Bowers and Hugh Hawes
3939 Campus Ridge Road
Matthews, NC 28105

Jeffrey C. Pressley
4511 Forestmont Drive
Matthews, NC 28105

Eastwood Forest Baptist Church
112 Aurora Boulevard
Matthews, NC 28104

Judy T. Drake
3816 Campus Ridge Road
Matthews, NC 28105

EXHIBIT A

2019-708
1/22/2020

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject:	Community Meeting – Rezoning Petition filed by APC Towers, LLC to change the conditions in zoning district I-1 (CD) to allow for construction and operation of a wireless communications facility on a portion of approximately 4.88 acres located at 2447 East John Street, Matthews, Mecklenburg County, NC
Date and Time of Meeting:	Thursday, December 19, 2019 at 7:00 p.m.
Place of Meeting:	Collective Café (at Ridge Church) 1031 Matthews-Mint Hill Road Suite B Matthews, NC 28105
Petitioner:	APC Towers, LLC
Petition No.:	2019-708

We are assisting APC Towers, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Town of Matthews seeking a change of conditions in zoning district I-1 (CD) to allow for construction and operation of a 120 foot wireless communications facility on an approximately 4.88 acre site (the "Site") located at 2447 East John Street, Matthews, Mecklenburg County, NC. APC Towers, LLC intends to use a portion of the Site for construction of a wireless communications facility in the form of a monopole.

In accordance with the requirements of the Town of Matthews Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for discussing this change in conditions proposal with nearby property owners. The Town of Matthews' records indicate that you are an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, December 19, 2019 7:00 p.m. at Collective Café (address listed above). The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Susanne Todd, 704-998-2306.

cc: Town of Matthews Council Members
Town of Matthews Planning Board Members
Jay Camp Planning Director
Mary Jo Gollnitz, Senior Planner/Zoning Administrator

Date Mailed: December 5, 2019

EXHIBIT
B

1021301 v.2 – 31798.9001

2019-708
1/22/2020

COMMUNITY MEETING SIGN-IN SHEET
PETITIONER: APC TOWERS, LLC
REZONING PETITION NO: 2019-708
DECEMBER 19, 2019

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please **PRINT CLEARLY**

NAME	ADDRESS	PHONE NO.	EMAIL
Scott Brantley		704-975-3328	scottcbrantley@gmail.com
Mike Gallagher		702-532-1236	mgallagher94@gmail.com
Jessica Henry		412-818-7152	jessica.henry13@gmail.com
[illegible]		704-998-2306	stodd@jahlaw.com

EXHIBIT
C

1023831 v.1 – 31798.9001

2019-708
1/22/2020

AGENDA

APC TOWERS, LLC
REQUEST FOR CHANGE IN CONDITIONS
IN ZONING DISTRICT I-1 (CD)
PETITION 2019-708
COMMUNITY MEETING

HELD ON THURSDAY, DECEMBER 19, 2019 AT 7 P.M.

MEETING HELD AT COLLECTIVE CAFÉ (RIDGE CHURCH) 1031 MATTHEWS-MINT HILL ROAD, SUITE B, MATTHEWS, NC 28105

PETITIONER: APC TOWERS, LLC

1. **WELCOME AND INTRODUCTIONS**

2. **REVIEW OF THE REZONING PLAN**

3. **REZONING SCHEDULE**

   PUBLIC HEARING IS **February 10th, 2020**

   PLANNING BOARD MEETS **February 25th, 2020**

   CITY COUNCIL DECISION ON **March 9th, 2020**

   ALL MEETINGS AT **7 PM @ Town Hall, 232 Matthews Station Street, Matthews, NC**

4. **QUESTIONS AND ANSWERS**

5. **ADJOURNMENT**

1023830 v.1 – 31798.9001

EXHIBIT
D

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject:	Community Meeting – Rezoning Petition filed by APC Towers, LLC to change the conditions in zoning district I-1 (CD) to allow for construction and operation of a wireless communications facility on a portion of approximately 4.88 acres located at 2447 East John Street, Matthews, Mecklenburg County, NC
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cc: Town of Matthews Council Members
Town of Matthews Planning Board Members
Jay Camp Planning Director
Mary Jo Gollnitz, Senior Planner/Zoning Administrator

Date Mailed: December 5, 2019

APPLICATION 2019-708 STAFF REPORT
APC TOWERS LLC CHANGE IN CONDITIONS

Pre Public Hearing Staff Analysis · February 2020

Town of Matthews™ North Carolina

SUMMARY

Location

2447 E John Street

Ownership/Applicant

APC Towers LLC

Zoning

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

Use

Existing: Habitat Restore and vacant land

Proposed: Habitat Restore and Stealth Communication Tower

Request Summary

The applicant proposes the addition of a 120' stealth communication tower in the back of the property.

PROJECT AREA

SITE INFORMATION AND BACKGROUND

Site Summary

The property is currently accessed via E John St and Friendship Drive (private drive). Property frontage is used by Habitat Restore.

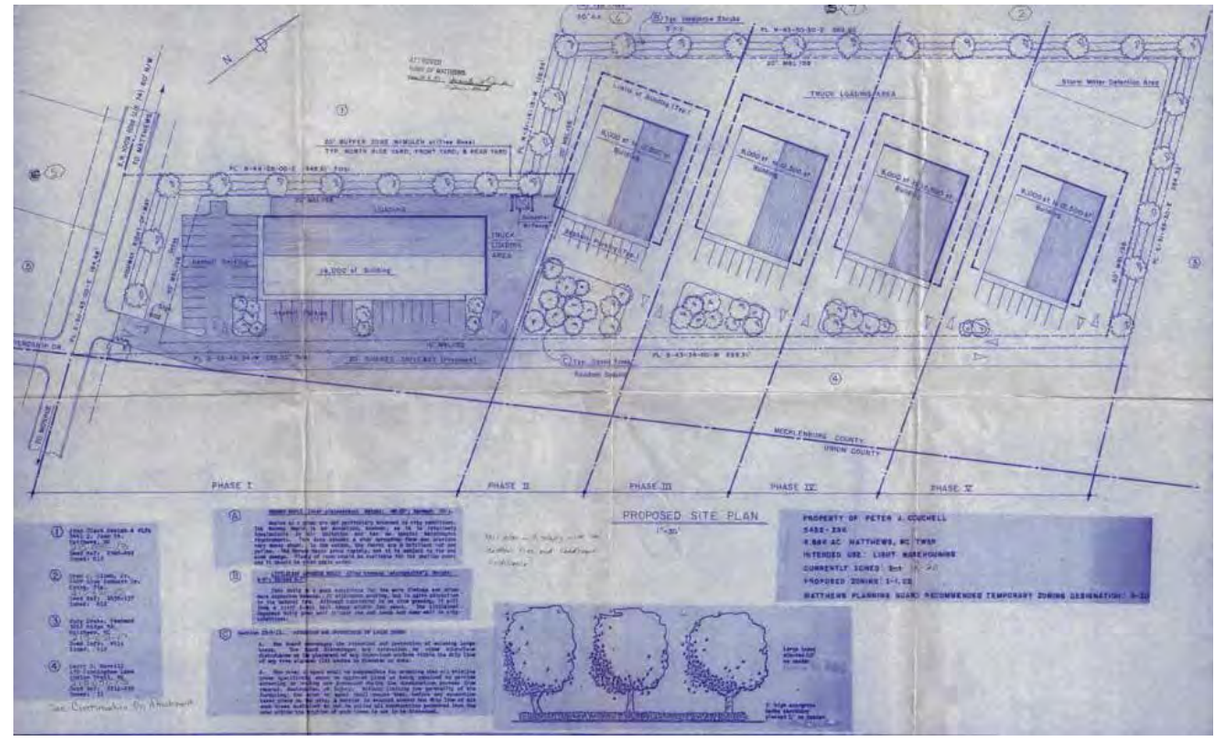
Within the I-1 zoning classification, maximum height allowance for a stealth communication tower is 80' adjacent to a any residentially zoned district.

The applicant has submitted a text amendment to allow for additional tower height within the I-1 zoning district.

In order to comply with Matthews Unified Development Ordinance, a change in conditions is required from the previous approved rezoning.

Previous Zoning Actions

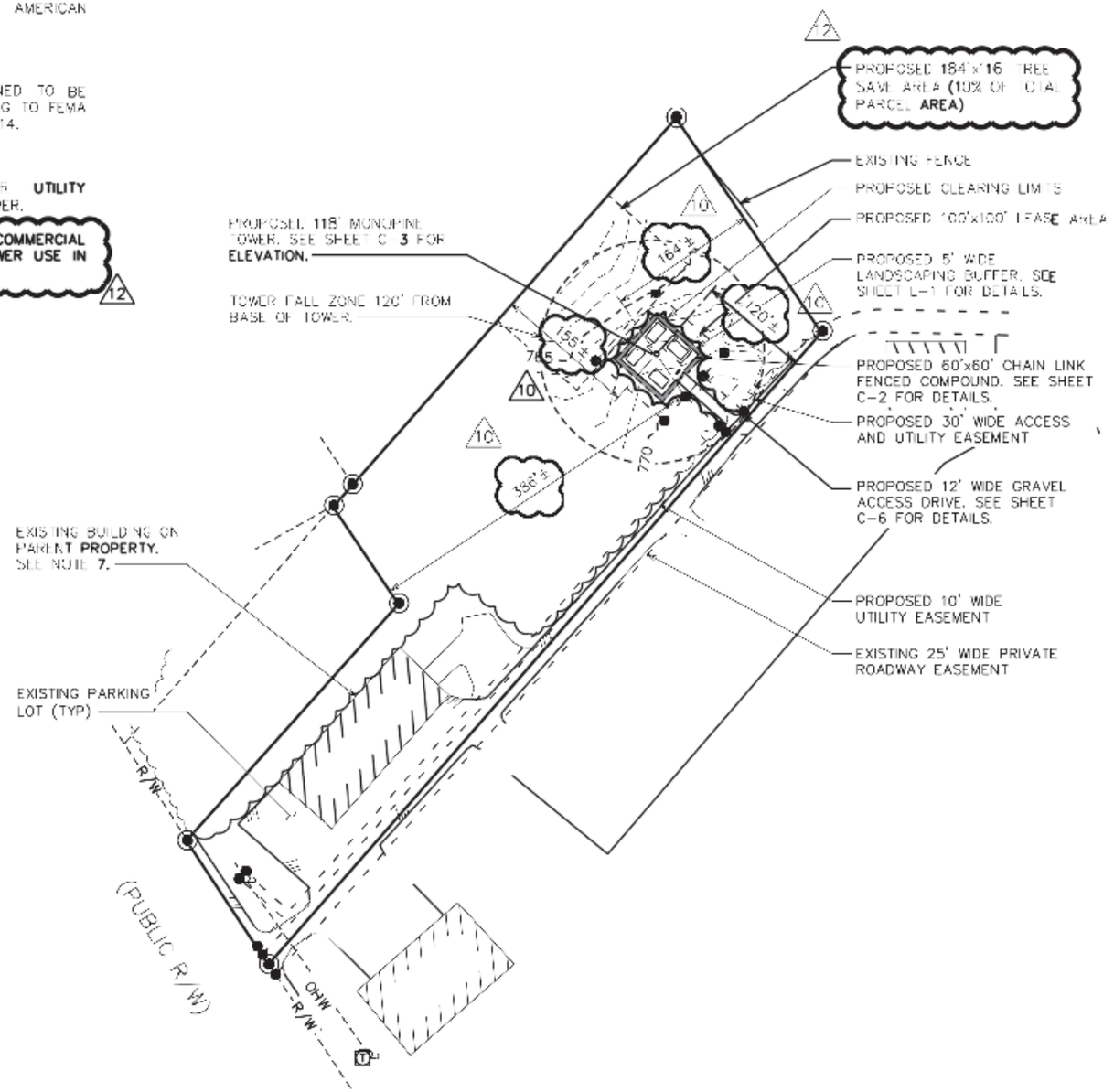
The property was rezoned in 1991 from R-20 to I-1(CD). The approved site plan was a general development and minor adjustments would be allowed.



PROPOSED SITE PLAN

1. **THE** BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NCSPCS NAD 83), BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON JULY 2, 2018.
2. VERTICAL **INFORMATION** SHOWN, BASED ON **THE** NORTH AMERICAN VERTICAL DATUM OF **1988** (NAVD '88) **IN** FEET.
3. ALL **DISTANCES** ARE GROUND UNLESS **OTHERWISE** NOTED.
4. THE TOWER IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #3710449900K, DATED FEBRUARY 19, 2014.
5. SEE SHEETS C-**1A** & C-**1C** FOR PROPERTY DETAILS.
6. THERE ARE NO EXISTING **TELECOMMUNICATIONS** OR **UTILITY TRANSMISSION** TOWERS **WITHIN 1800' OF THE** PROPOSED TOWER.
7. EXISTING PARCEL MAY CONTINUE TO BE USED FOR **RETAIL/COMMERCIAL** PURPOSES. PROPOSED REZONING TO ALLOW FOR **CELL TOWER USE IN** ADDITION TO OTHER ALLOWED USES.

12



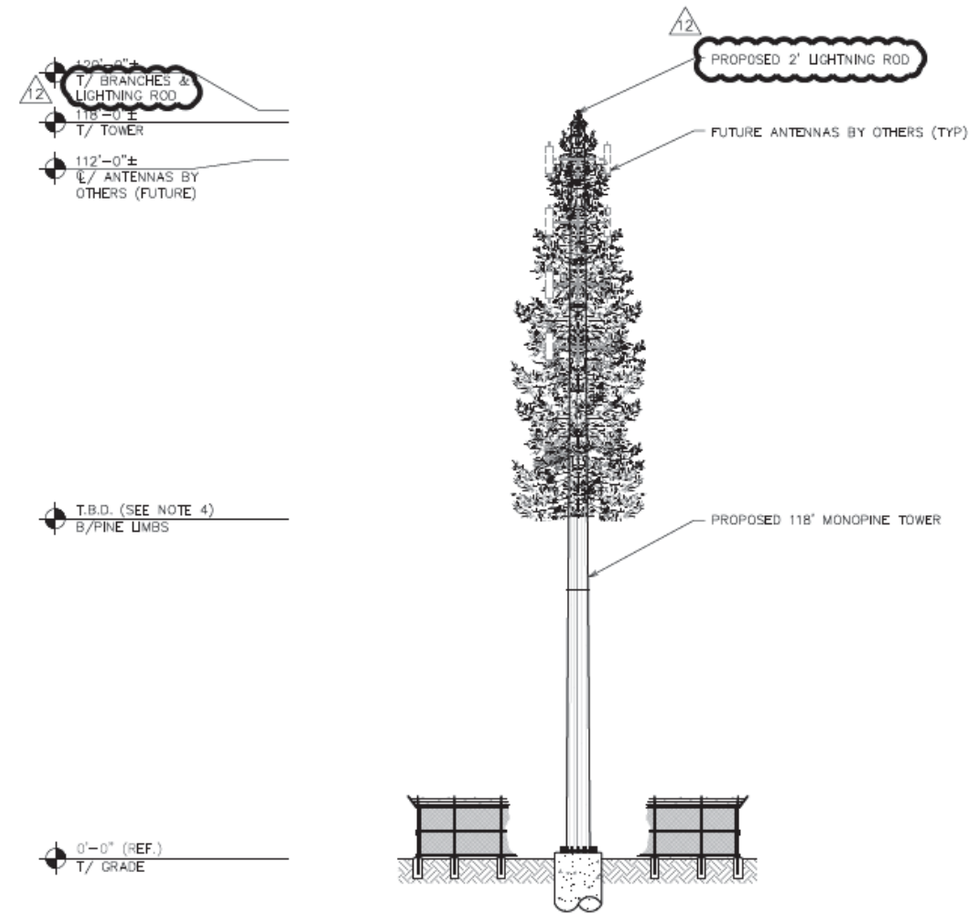
———	EXIST. PROPERTY LINE
- - - - - - - -	ADJ. PROPERTY LINE
	EXIST. **UTILITY** POLE
	EXIST. LIGHT POLE
	EXIST. HYDRANT
	EXIST. TELCO PEDESTAL
	PROPERTY CORNER
●	**LEASE/EASE.** CORNER
---200---	EXIST. CONTOUR LINE
	EDGE OF PAVEMENT
---OHW---	OVERHEAD WIRE
---R/W---	RIGHT-OF-WAY
—— x ——	CHAIN LINK FENCE

PROPOSED SITE PLAN

SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Existing retail to continue on parcel.
2. Communication monopine tower to be 118’ tall plus 2’ lighting rod (120’ total height).
3. Proposed compound is approximately 116’ x 184’ tree save in the rear of the property.
4. A clear fall zone of 120’ is shown.
5. Adding 12’ wide gravel access drive.
6. Addition of 60’ x 60’ chain link fence around compound.
7. All landscaping, screening, and required buffers shall meet the Unified Development Ordinance requirements.



LAND USE PLAN AND ADOPTED POLICIES

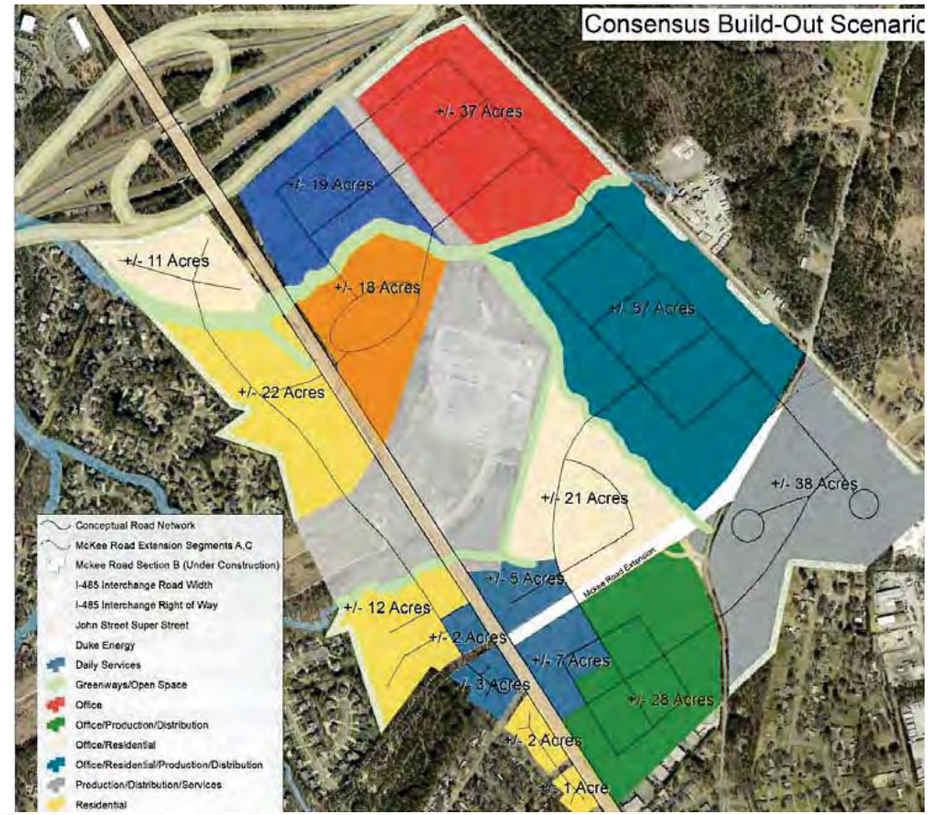
Land Use Plan

The LUP states that the new development should focus on the applicable block on the consensus build-out scenario.

The consensus build-out for this property shows Office/Production/Distribution. Initial development in each build-out scenario shall conform to the assigned focus land use categories.

Consistency

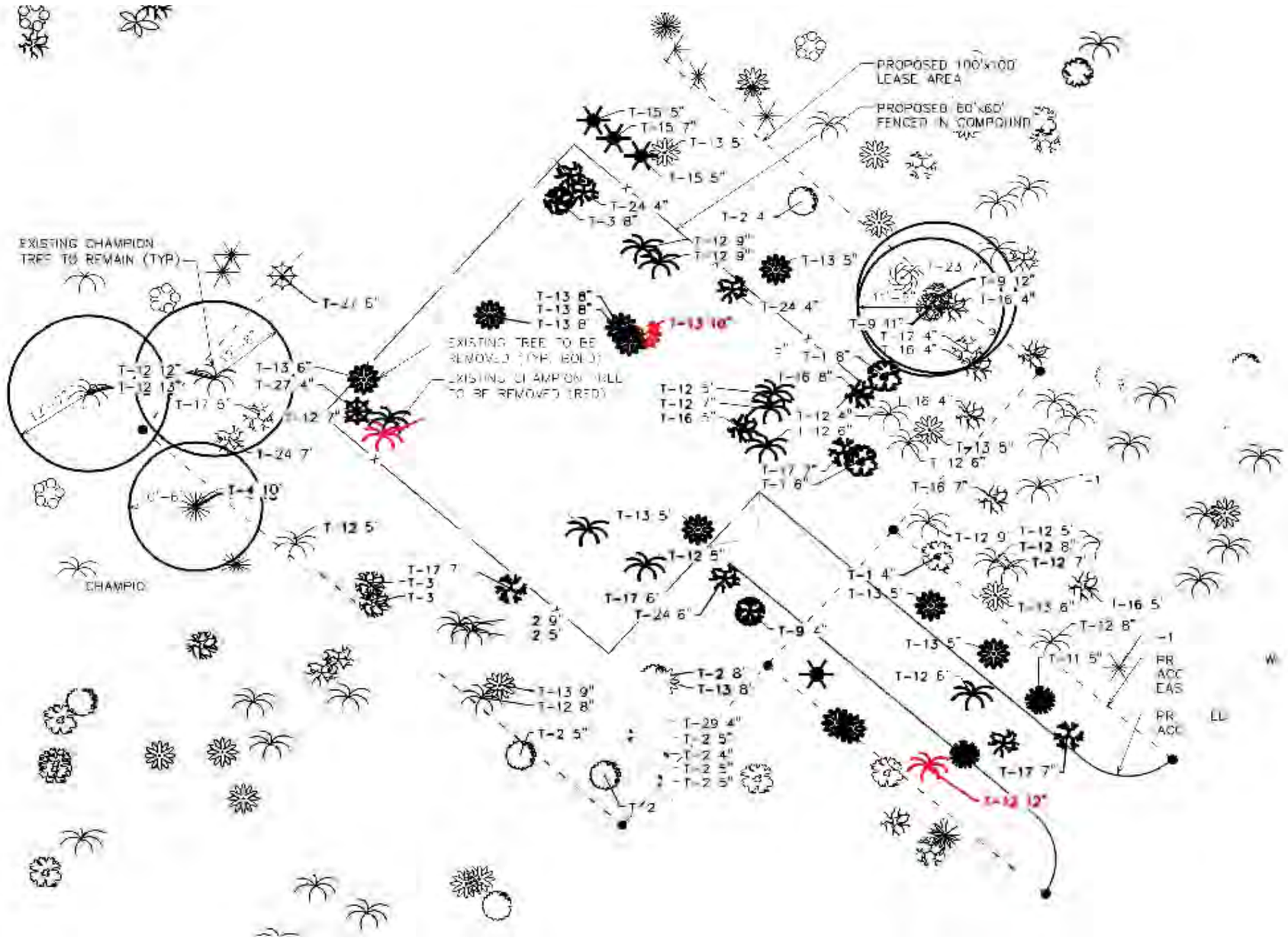
The proposed change in conditions does not meet the consensus build-out scenario nor land use.



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.*

TREE SURVEY---RED INDICATE 10’ OR LARGER DIAMETER TREE BEING REMOVED FOR TOWER



STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. Staff would like to see where other development could be proposed on the property based on the original conditional approval.

Police

No Concerns

Fire

No Concerns

Public Works

No Concerns

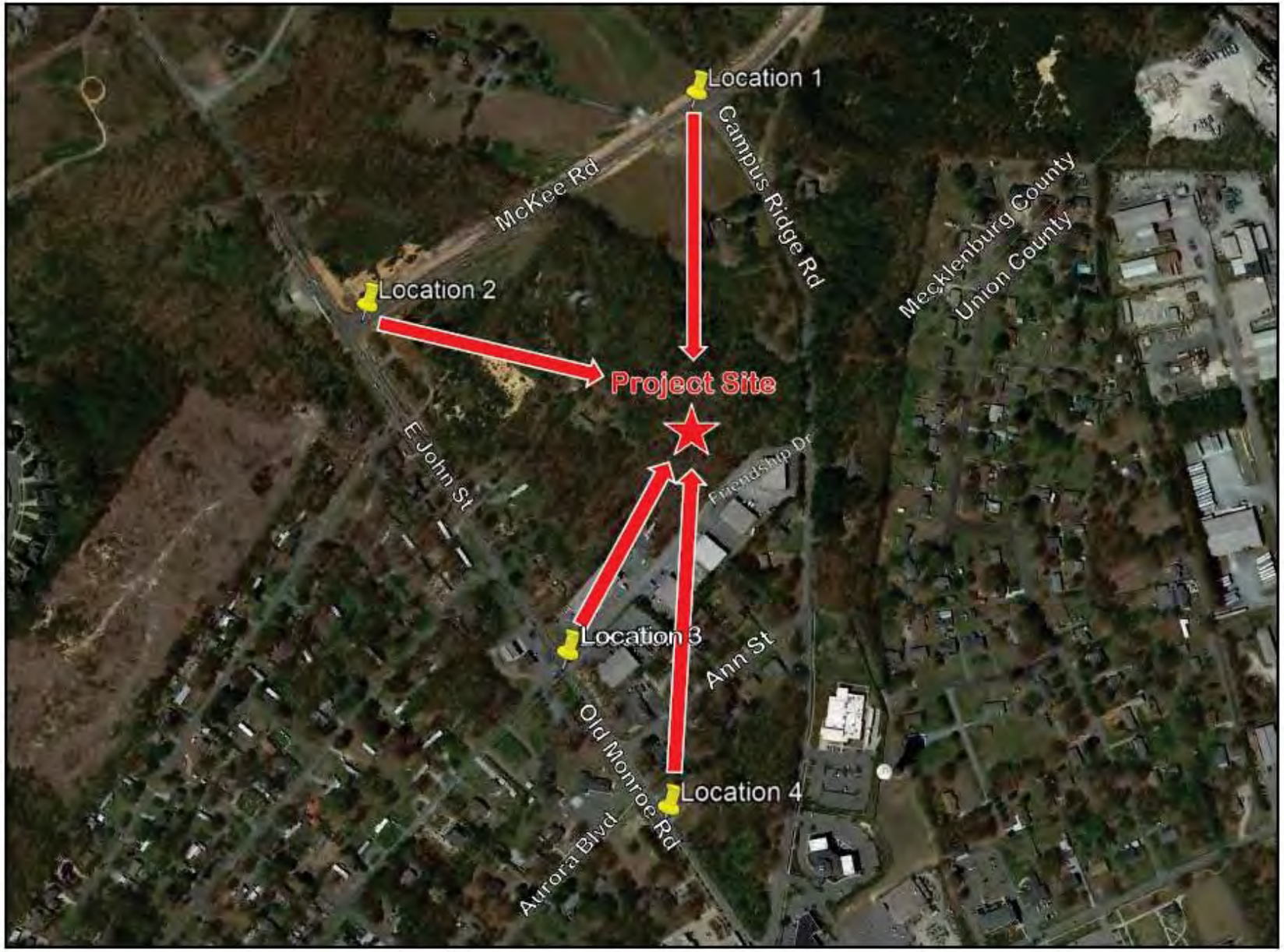
Parks and Rec

No concerns

APC Towers

NC-1512 Friendship Drive

Proposed Monopine
Friendship Drive
Morning Star, NC 28105
(Mecklenburg County)



NOTE:
Photo renderings are shown as artistic representations only, final site conditions may differ from what is shown.

EXISTING LOCATION 1
(LOOKING SOUTH)

APC Towers

Proposed Monopine
NC-1512 Friendship Drive
Friendship Drive
Morning Star, NC 28105
(Mecklenburg County)

PROPOSED LOCATION 1
(LOOKING SOUTH)

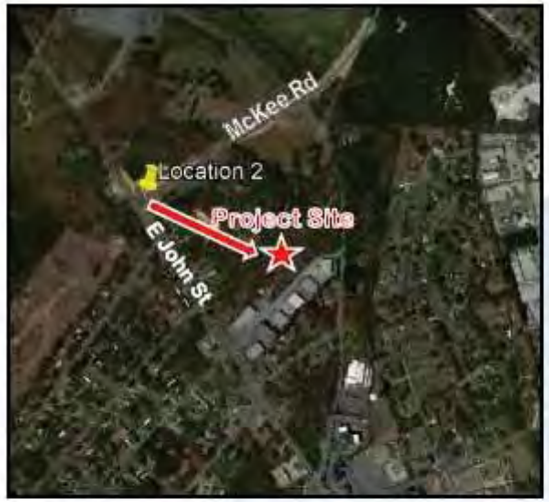
APC Towers

Proposed Monopine
NC-1512 Friendship Drive
Friendship Drive
Morning Star, NC 28105
(Mecklenburg County)

EXISTING LOCATION 2
(LOOKING SOUTHEAST)

APC Towers

Proposed Monopine
NC-1512 Friendship Drive
Friendship Drive
Morning Star, NC 28105
(Mecklenburg County)



PROPOSED LOCATION 2
(LOOKING SOUTHEAST)

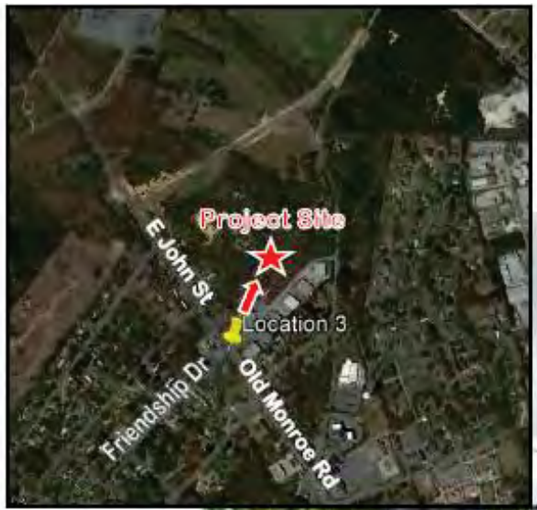
APC Towers

Proposed Monopine
NC-1512 Friendship Drive
Friendship Drive
Morning Star, NC 28105
(Mecklenburg County)

EXISTING LOCATION 3
(LOOKING NORTHEAST)

APC Towers

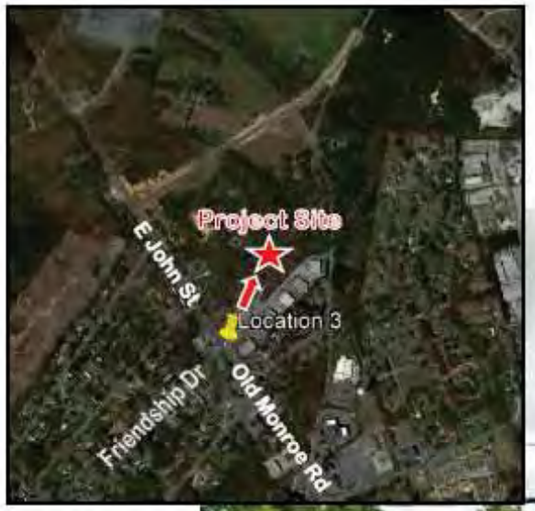
Proposed Monopine
NC-1512 Friendship Drive
Friendship Drive
Morning Star, NC 28105
(Mecklenburg County)



PROPOSED LOCATION 3
(LOOKING NORTHEAST)

APC Towers

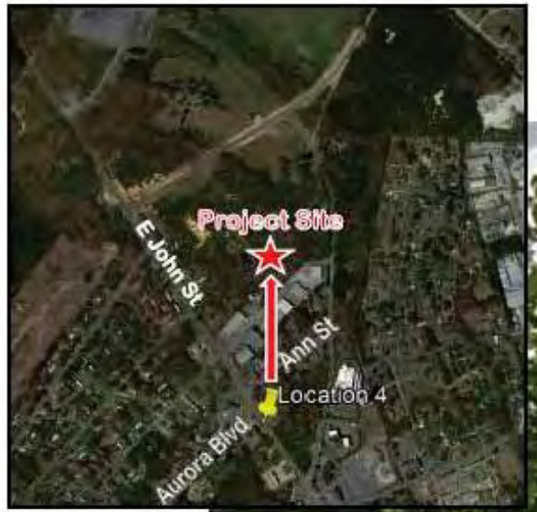
Proposed Monopine
NC-1512 Friendship Drive
Friendship Drive
Morning Star, NC 28105
(Mecklenburg County)



EXISTING LOCATION 4
(LOOKING NORTH)

APC Towers

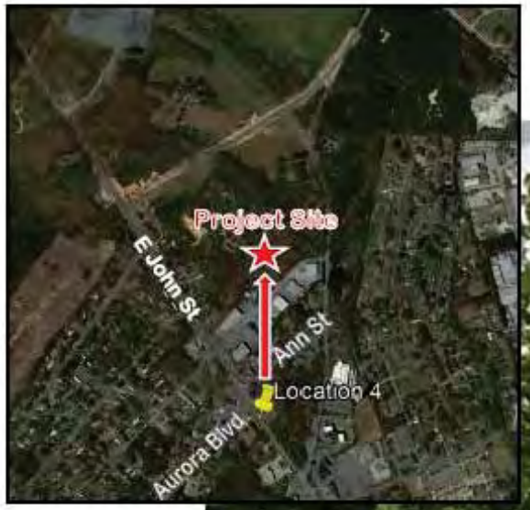
Proposed Monopine
NC-1512 Friendship Dr
Friendship Drive
Morning Star, NC 2810
(Mecklenburg County)



PROPOSED LOCATION 4
(LOOKING NORTH; TOWER NOT VISIBLE)

APC Towers

Propose
NC-151
Friendsl
Mornin
(Meckl

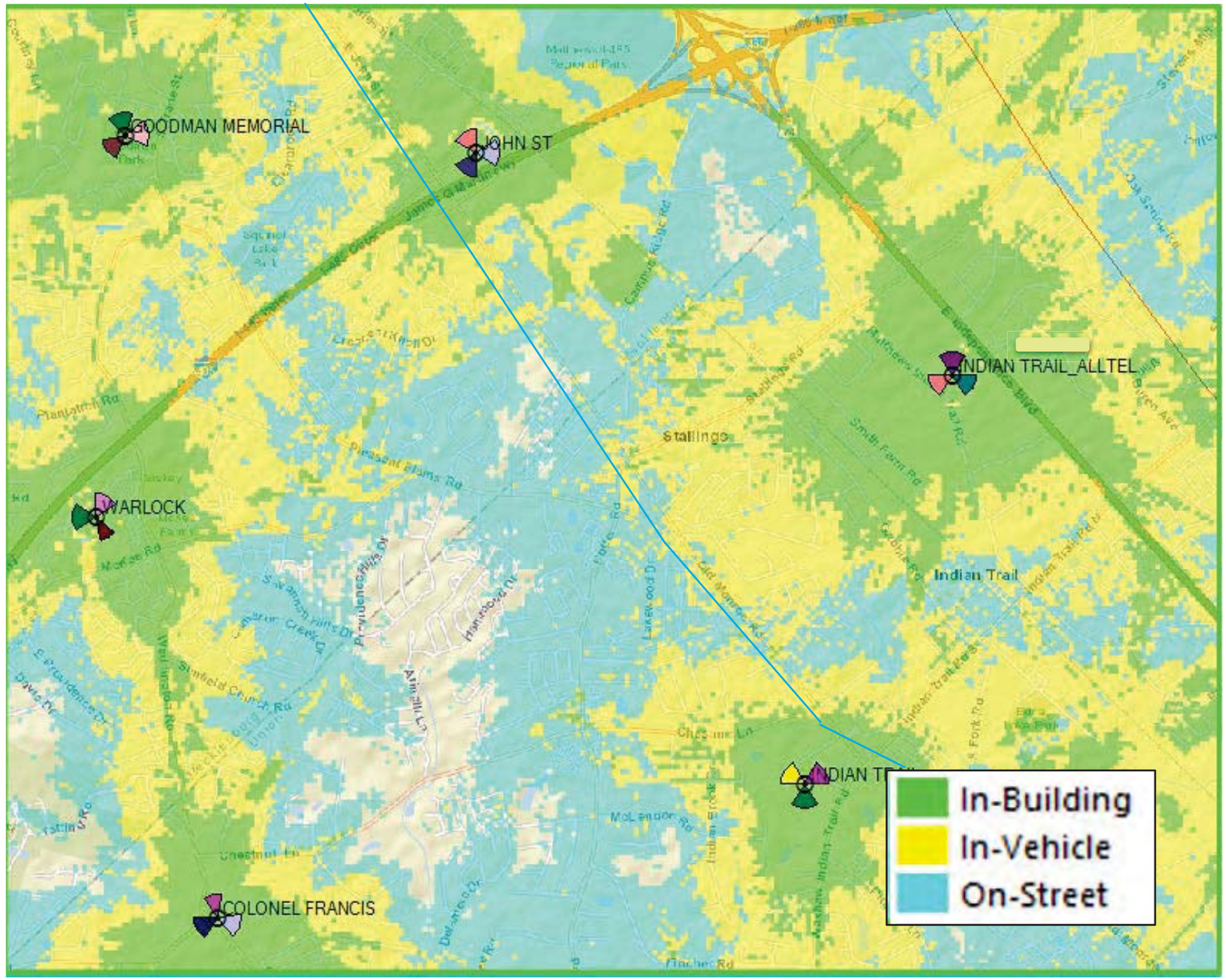


BRANCH HEIGHT COMPARISON

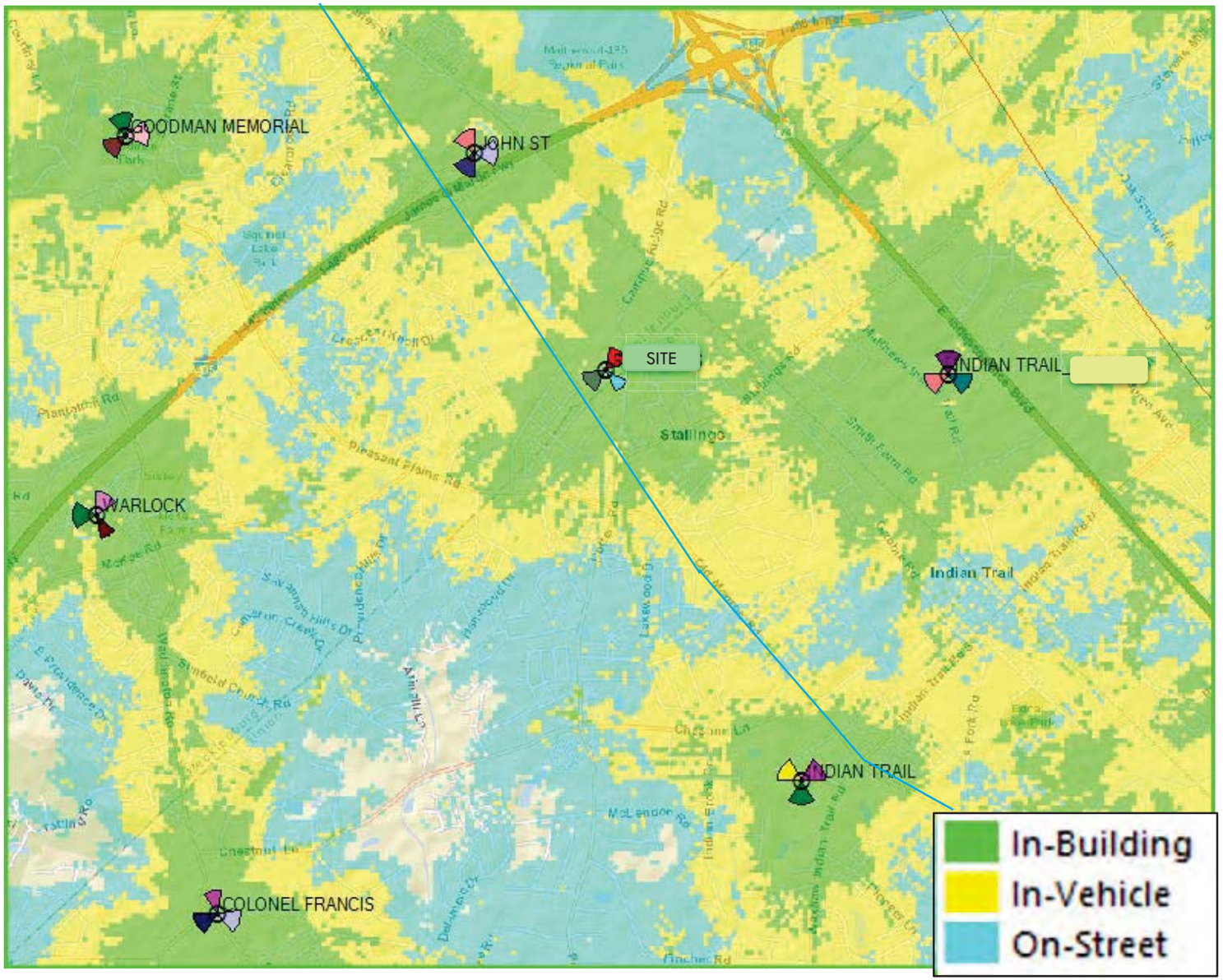
Existing Monopine located at
Ballantyne Commons Pkwy
Charlotte, NC 28277
(Mecklenburg County)

Proposed Monopine
Photo Rendering
(not actual location, only for
branch height comparison)

Current VZW 4G LTE Coverage



Proposed VZW 4G LTE Coverage



Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

Agenda Item: Administrative Amendment – Elevation and Note Change – 630 Matthews Township Parkway (former Rite Aid).

TO: Mayor and Board of Commissioners

FROM: Mary Jo Gollnitz, Senior Planner

DATE: March 9, 2020

Background/Issue:

- At the January 13, 2020 Town Board meeting, Keith Corporation present a request for a Conditional note change and elevation approval.

- One conditional note on the rezoning states: *"It is the intent that the final aesthetic look be of Williamsburg or colonial character"*. The applicant is requesting to change the note to read:
  "It is the intent that the final aesthetic look be of Williamsburg or colonial character or within the building aesthetic requirements of the Matthews Downtown Overlay District for building construction as outlined in the General Urban Design Development Guidelines for that district."

- Applicant subsequently met with several Commissioners and staff regarding comments from the January meeting.

- Discussion on the proposed elevations was held and Town Council voted to allow a 30-day deferral (February 10, 2020 meeting) in order for the applicant to submit revised elevations per the Commissioners comments.

- Applicant has submitted final elevations (attached).

- Elevation changes include the addition of awnings along W John St and Matthews Township Pkwy, elongate windows and replace doors on front entrance along Matthews Township Parkway, add spandrel glass windows (faux windows) on building side facing W John St, replace all wall pack lights with LED full cutoff fixtures, paint building, repair and paint drive thru canopy, and remove drive thru window with single door to be used for staff entrance.

- Any new signage will need to go through permitting approval process and meet the Master Sign Plan requirements.

Proposal/Solution

Approve the most recently submitted proposed elevations for 630 Matthews Township Parkway and conditional note change.

Financial Impact

None

Related Town Goal

Quality of Life
Economic Development/Land Use Planning

Recommended Action

Review and approve elevations and note change request for request for 630 Matthews Township Parkway as most recently submitted.

Draft

STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues

ZONING APPLICATION # _____
ZONING MOTION # _____
ADMINISTRATIVE AMENDMENT ____630 Matthews Township Pkwy_____

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)), as follows:

because it supports the economic viability of the existing development. The elevations remove a drive through facility and provide an updated look to the existing structure.

And to be REASONABLE: because it repurposes a vacant commercial building with a use allowed by right in the district and supports non-residential mixed use. It is in the public interest to provide additional medical service within walking distance of downtown Matthews.

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)), as follows:

because the shopping center should have retail use.

and **NOT REASONABLE: because** the changes to the elevations adversely affect the overall design intent from the 1996 rezoning.

OR

(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 __March 9, 2020_____

THE KEITH CORPORATION

February 25, 2020

Jay Camp, AICP
Senior Planner
Planning and Development
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

RE: Administrative Amendment Request for 630 Matthews Township Parkway (former Rite Aid)

Jay,

This letter is to address some changes to the elevations and our plans for the property at 630 Matthews Township Parkway following the Board of Commissioners meeting on January 13, 2020 and a small group session meeting with John Urban, Larry Whitely and Renee Garner from the Board of Commissioners and Mary Jo Gollnitz from the Town of Matthews. Included with this letter is an 11 x 17 of the updated elevations as well as the site plan. Below I have listed the changes from the plans presented at the November meeting. These changes were driven by a suggestion of the Board of Commissioners.

1. On the Johns Street Elevation – additional windows were added along with updated lighting fixtures and window shades. Windows will be spandrel glass to provide for privacy. Landscaping elements were also added including decorative screens on the far left of the Elevation.
2. On the Matthews Township Parkway Elevation – shades added above the windows to be consistent with the John Street Elevation. Updated lighting to match the Johns Street Elevation was also added.

I look forward to the March 9, 2020 meeting to discuss our plans. I would like to thank the Board of Commissioners for their participation and assistance in directing us to an agreeable solution for this Administrative Amendment.

Please contact me with any questions at (704) 942-7826 if there is any additional information we can provide in support of this request.

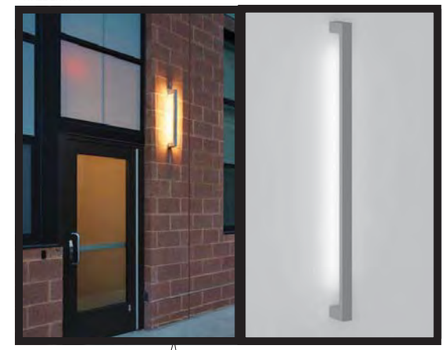
Respectfully,

Alan Jenkins
Partner, Healthcare Development, Leasing and Acquisitions

ECO MESH

AWNING LOUVERS

WALL LIGHTS



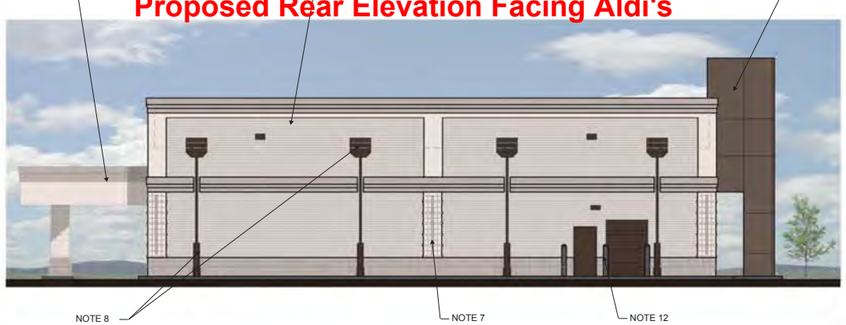
Matthews Township Pkwy Proposed Elevation

1 ELEVATION A
SCALE: 1/8" = 1'-0"

E John St Proposed Elevation

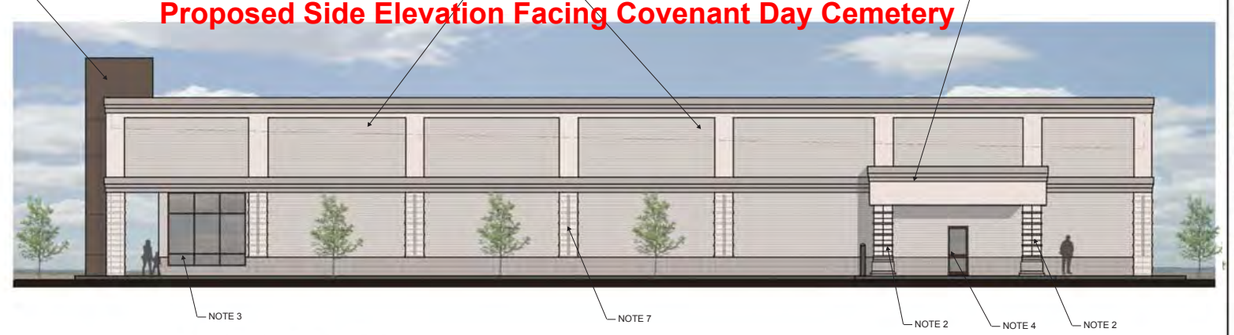
2 ELEVATION B
SCALE: 1/8" = 1'-0"

Proposed Rear Elevation Facing Aldi's



3 ELEVATION C
SCALE: 1/8" = 1'-0"

Proposed Side Elevation Facing Covenant Day Cemetery



4 ELEVATION D
SCALE: 1/8" = 1'-0"

NOTES:
1. ALL BRICK AND MASONRY TO BE CLEANED, PREPPED AND PAINTED WITH (1) BASE COLOR AND (2) ACCENT COLOR. COLUMNS TO BE PAINTED WHITE.
2. REPAIR EXISTING CANOPY - TO REMAIN.
3. SAWCUT NEW OPENINGS TO ENLARGE EXISTING WINDOWS TO HAVE AN 18" SILL - BRONZE ALUMINUM WITH BRONZE TINTED 1" INSULATED GLASS.
4. SAWCUT NEW OPENING AND ADD SOTREFRONT ENTRANCE (SINGLE DOOR AS EMPLOYEE ENTRY). (HANDYCAP ACCESSIBLE_ - MODIFY PAVING AND SIDEWALK AS REQUIRED.
5. DEMO EXISTING PARAPET AND ENTRY ELEMENT. REPLACE WITH METAL STUD FRAMING, DENSGLASS SHEATHING, 2-LAYERS TYVEK - BRONZE ALUMINUM STOREFRONTGLAZING SYSTEM WITH 1/4" SPANDREL GLASS (BRONZE).
6. DEMO EXISTING PARAPET AND ENTRY ELEMENT. REPLACE WITH METAL STUD FRAMING, DENSGLASS SHEATHING, ICE AND WATER SHIELD, AND ACM (ALUMINUM COMPOSITE MATERIAL) SYSTEM.
7. REPLACE ALL EXTERIOR WALL PACKS WITH NEW LED FULL CUTOFF FIXTURES.
8. PRIME AND PAINT ALL DOWNSPOUTS AND SCUPPERS BRONZE TO MATCH CANOPY METAL.
9. DEMOLISH MANSORY COLUMN WRAP AND REPLACE WITH ROUND ACM COLUMN COVER (SPLIT FOR INSTALATION)
10. REPLACE AUTOMATIC DOOR SYSTEM WITH BRONZE ALUMINUM AUTOMATIC DOOR SYSTEM. (ALTERNATIVE: REPAINT DOOR AND TRANSOM FRAMING AND REPLACE ALL GLASS).
11. INSTALL FRAMING, SHEATHING, ICE AND WATER SHIELD, ACM FASCIA AND DRAINAGE FOR MEN CANOPY OVERHANGS.
12. REPAINT ALL EXISTING DOORS, BOLLARDS, COPING, ETC.

architects
msa
merriman schmitt
architecture · planning
interior design

DEVELOPER / OWNER:

THE KEITH CORPORATION

SEAL :

DRAFT
02/19/2020

MATTHEWS VILLAGE M.O.B. RENOVATION
THE KEITH CORPORATION
N.C. HWY. 51
BY-PASS & WEST JOHN ST.

DRAWING STATUS :
- ● PRELIMINARY NOT FOR CONSTRUCTION
- ○ ISSUED FOR BIDDING
- ○ ISSUED FOR CONSTRUCTION

OWNER / CLIENT SIGNATURE :

DATE :

MARK	DATE	DESCRIPTION

FILE NAME :

PROJECT NO.: C19099

SHEET TITLE :

SHEET :

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20' LANDSCAPING BUFFER
15' BUILDING SETBACK
20'
15'
EXISTING BUILDING
± 12,000-SF
HIGHWAY 51
VARIABLE WIDTH R/W
W. JOHN STREET
VARIABLE WIDTH R/W

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

Agenda Item: Administrative Amendment –Elevation Changes – Creek Bend Subdivision

TO: Mayor and Board of Commissioners

FROM: Robert Will, Senior Planner

DATE: March 4, 2020

Background/Issue:

The Developer of Creek Bend subdivision is requesting an Administrative Amendment to change elevations for the development. The Board of Commissioners approved the current preliminary plat on August 6, 2018 and the rezoning was approved on August 14, 2017.

- Elevations originally approved with the rezoning did not include 3-car garage models, proposed elevations include 2 models with 3 car garages. Average heated square feet of the original elevations is 3,058; the average heated square feet of the proposed elevations is 2,998.

- No changes have been made to the overall layout of the development. The tree save areas remain the same as previously approved.

Proposal/Solution

The revised elevations are in reaction to a change of builder, from Bonterra Builders to Century Communities, and the addition of 3-car garage models to the portfolio.

Financial Impact

None

Related Town Goal

Quality of Life
Economic Development/Land Use Planning

Recommended Action

Review, discuss and make a determine if elevation change requests for Creek Bend subdivision are appropriate.

THE GIBSON

MCADENVILLE

MASTER UP, 2837 - 2858 HSF. 4 - 5 BED, 3 - 4 BATHS, REC. ROOM

BONTERRA BUILDERS

ELEVATION 'C'
2837 HSF

ELEVATIONS SHOWN ARE ARTISTS CONCEPTS. FLOOR PLANS MAY VARY BY ELEVATION. ROOM SIZES ARE APPROXIMATE.
BUILDER RESERVES THE RIGHT TO CHANGE PRICE, PLAN OR SPECIFICATIONS WITHOUT NOTICE OR OBLIGATION.

GIBSON REV 06-11-2015

MODIFIED 10-02-2015

THE HILLCREST

MCADENVILLE

MASTER DOWN, 2939 HSF. 3 - 5 BEDS, 2.5 - 4 BATHS, BONUS ROOM

BONTERRA BUILDERS

ELEVATION 'A'
2939 HSF

ELEVATIONS SHOWN ARE ARTISTS CONCEPTS. FLOOR PLANS MAY VARY BY ELEVATION. ROOM SIZES ARE APPROXIMATE.
BUILDER RESERVES THE RIGHT TO CHANGE PRICE, PLAN OR SPECIFICATIONS WITHOUT NOTICE OR OBLIGATION.

HILLCREST REV 06-05-2015

MODIFIED 09-21-2015

THE MONTIBELLO

CEDARVALE FARM

MASTER DOWN, 3237 HSF. 4 BEDS, 3.5 BATHS, REC. ROOM

BONTERRA BUILDERS

ELEVATION 'A'
3237 HSF

ELEVATIONS SHOWN ARE ARTISTS CONCEPTS. FLOOR PLANS MAY VARY BY ELEVATION. ROOM SIZES ARE APPROXIMATE. BUILDER RESERVES THE RIGHT TO CHANGE PRICE, PLAN OR SPECIFICATIONS WITHOUT NOTICE OR OBLIGATION.

MONTIBELLO REV 05-17-2016

MODIFIED 12-28-2016

THE SOMERSET

CEDARVALE FARM

RANCH PLAN, 2447 HSF. 3 - 5 BEDS, 2 - 4 BATHS

BONTERRA BUILDERS

ELEVATION 'C'
2447 HSF

ELEVATIONS SHOWN ARE ARTISTS CONCEPTS. FLOOR PLANS MAY VARY BY ELEVATION. ROOM SIZES ARE APPROXIMATE. BUILDER RESERVES THE RIGHT TO CHANGE PRICE, PLAN OR SPECIFICATIONS WITHOUT NOTICE OR OBLIGATION.

SOMERSET REV 07-09-2015

MODIFIED 08-15-2016

THE TREMONT

CEDARVALE FARM

MASTER UP, 3551 - 3557 HSF. 5 BEDS, 4.5 BATHS

BONTERRA BUILDERS

ELEVATION 'C'
3557 HSF

ELEVATIONS SHOWN ARE ARTISTS CONCEPTS. FLOOR PLANS MAY VARY BY ELEVATION. ROOM SIZES ARE APPROXIMATE. BUILDER RESERVES THE RIGHT TO CHANGE PRICE, PLAN OR SPECIFICATIONS WITHOUT NOTICE OR OBLIGATION.

TREMONT REV 03-17-2016

THE WHITMORE

CEDARVALE FARM

RANCH PLAN, 2398 HSF. 3 - 5 BEDS, 2 - 4 BATHS

BONTERRA BUILDERS

ELEVATION 'B'
2398 HSF

ELEVATIONS SHOWN ARE ARTISTS CONCEPTS. FLOOR PLANS MAY VARY BY ELEVATION. ROOM SIZES ARE APPROXIMATE. BUILDER RESERVES THE RIGHT TO CHANGE PRICE, PLAN OR SPECIFICATIONS WITHOUT NOTICE OR OBLIGATION.

WHITMORE REV 07-15-2015

MODIFIED 09-16-2016

THE GREYSTONE

BONTERRA VILLAGE

MASTER UP, 3330 HSF. 4 - 6 BEDS, 3.5 - 5 BATHS, BONUS ROOM

BONTERRA BUILDERS

ELEVATION 'B'
3330 HSF

ELEVATIONS SHOWN ARE ARTISTS CONCEPTS. FLOOR PLANS MAY VARY BY ELEVATION. ROOM SIZES ARE APPROXIMATE. BUILDER RESERVES THE RIGHT TO CHANGE PRICE, PLAN OR SPECIFICATIONS WITHOUT NOTICE OR OBLIGATION.

GREYSTONE REV 04-30-2015

MODIFIED 06-03-2016

THE CALLAWAY II

BONTERRA VILLAGE

MASTER UP, 3107 - 3121 HSF. 4 - 5 BEDS, 2.5 - 3 BATHS, BONUS ROOM

BONTERRA BUILDERS

ELEVATION 'R'
3107 HSF

ELEVATIONS SHOWN ARE ARTISTS CONCEPTS. FLOOR PLANS MAY VARY BY ELEVATION. ROOM SIZES ARE APPROXIMATE. BUILDER RESERVES THE RIGHT TO CHANGE PRICE, PLAN OR SPECIFICATIONS WITHOUT NOTICE OR OBLIGATION.

CALLAWAY II REV 04-07-2015

MODIFIED 06-23-2016

THE GREYSTONE II

CEDARVALE FARM

MASTER UP, 3655 - 3672 HSF, 5 - 6 BEDS, 4.5 - 5 BATHS, BONUS ROOM

BONTERRA BUILDERS

ELEVATION 'D'
3672 HSF
FULL BRICK

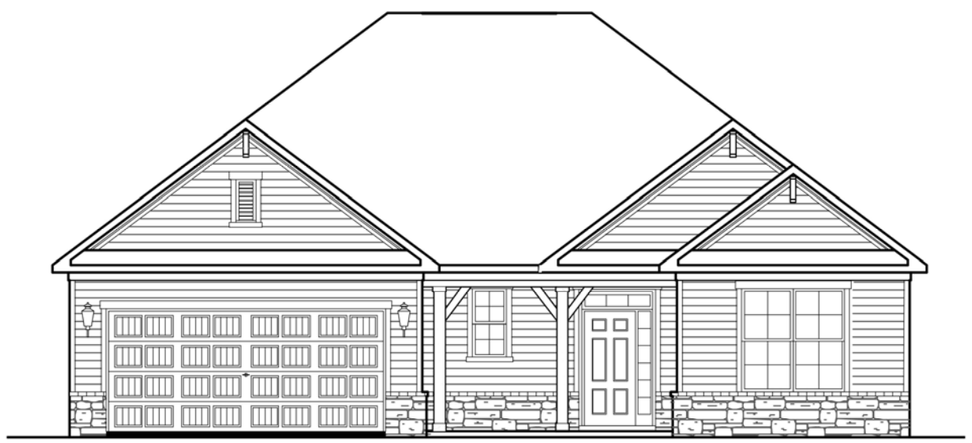
ELEVATIONS SHOWN ARE ARTISTS CONCEPTS. FLOOR PLANS MAY VARY BY ELEVATION. ROOM SIZES ARE APPROXIMATE. BUILDER RESERVES THE RIGHT TO CHANGE PRICE, PLAN OR SPECIFICATIONS WITHOUT NOTICE OR OBLIGATION.

KENSINGTON

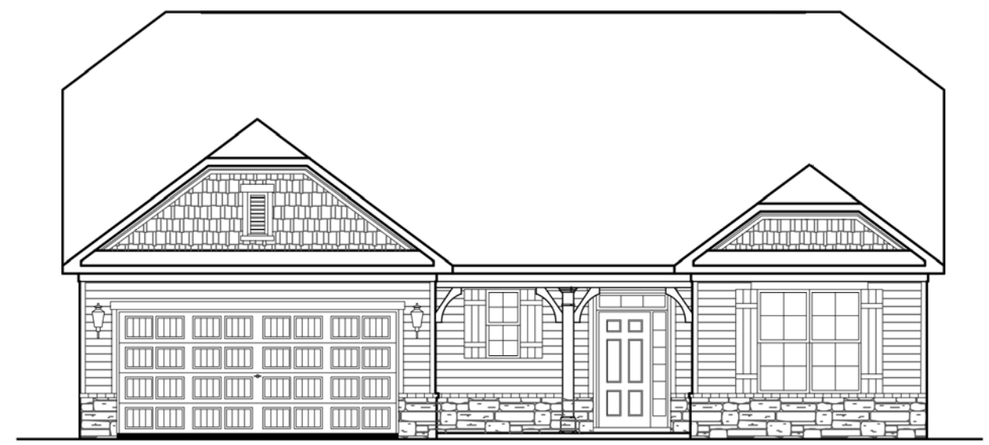
2,243 sq. ft. | One-Story
3 Bedrooms | 2 Bathrooms | 2 Car Garage

CENTURY COMMUNITIES

Elevation “E”



Elevation “C”



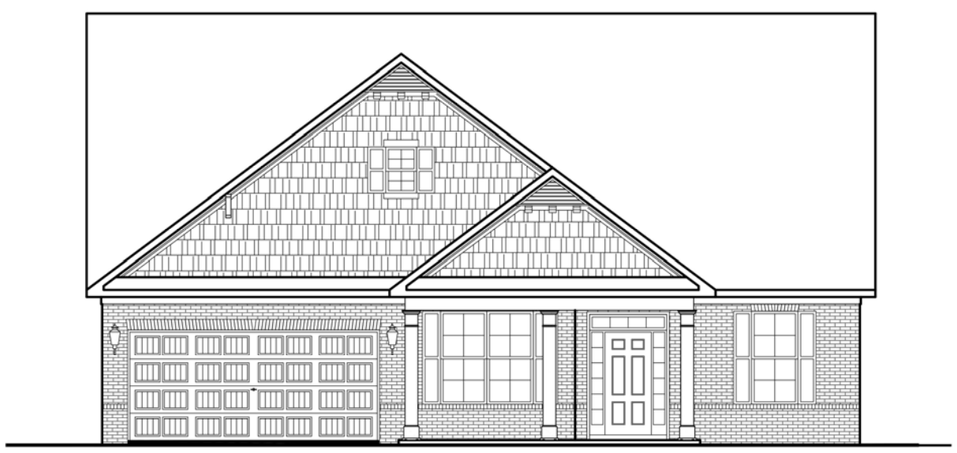
Elevation “D”

WISTERIA

2,757 - 2,805 sq. ft. | One-Story
3-4 Bedrooms | 2.5-3.5 Bathrooms | 2-3 Car Garage

CENTURY COMMUNITIES

Elevation “A”



Elevation “B”

Elevation “C”

GARDENIA

2,836 sq. ft. | Two-Story
4 Bedrooms | 2.5 Bathrooms | 3 Car Garage

CENTURY COMMUNITIES

Elevation “F”

Elevation “D”

Elevation “T”

HIBISCUS

3,066 - 3,078 sq. ft. | Two-Story
4 Bedrooms | 3.5 Bathrooms | 3 Car Garage

CENTURY COMMUNITIES

Elevation “T”

Elevation “D”

Elevation “E”

ASHBY II

3,148 sq. ft. | Two-Story
4 Bedrooms | 2.5 Bathrooms | 2 Car Garage

CENTURY COMMUNITIES

Elevation “B”

Elevation “C”

BRIDGEPORT

3,365 - 3,393 sq. ft. | Two-Story
5 Bedrooms | 4-5 Bathrooms | 2-3 Car Garage

CENTURY COMMUNITIES

Elevation “B”

Elevation “C”

Elevation “D”

TOWNSEND

3,511 - 3,534 sq. ft. | Two-Story
4 Bedrooms | 3.5 Bathrooms | 2 Car Garage

CENTURY COMMUNITIES

Elevation “C”

Elevation “A”

Elevation “B”

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

Agenda Item: Rezoning Re-application Request for 1837 Matthews Township Pkwy

DATE: March 9, 2020
FROM: Mary Jo Gollnitz, Senior Planner

Background/Issue:

- In December 2019, the Board of Commissioners denied the change in conditions request for the Home Depot at 1837 Matthews Township Pkwy. A change in conditions follows the same procedures as initial rezonings. The effect of the denial of a change in condition application is an automatic one year waiting period for new applications. However, the Board of Commissioners can waive this requirement if it is found that there is a substantial change from the previous request.

- The most recent plans are attached.

- Changes include: reducing the number of large equipment storage in front parking lot from 31 to 15; reducing trailer rental spaces in front parking lot from 9 to 5; surrounding trailer and equipment storage with moveable planters; additional large equipment storage would be adjacent to the northeast side of building behind the existing tool rental center.

- The application continues to work on additional revisions to site plan.

- Planning Board recommended by a 6-1 vote that the waiver be granted.

Proposal/Solution:

- The waiver request will allow staff to provide direction for a site plan that is compliant with Matthews UDO and a more desirable result for the Town.

Related Town Goal(s) and/or Strategies:

<u>Economic Development/Land Use Planning</u>

Recommended Motion/Action:

Allow Change in Condition Re-application for Home Depot at 1837 Matthews Township Pkwy.

February 3, 2020

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

Request for Wavier of One (1) Year Waiting Period for Submission of Application for Change in Conditions of approximately 12.0-acre site ("The Home Depot") located at 1837 Matthews Township Parkway (the "Site").

Dear Mr. Camp:

Change of Conditions Application 2019-703 was filed on September 20, 2019 requesting a change in conditions to allow the Site to have an area for large equipment rental storage and display.

The Matthews Board of Commissioners denied Change of Conditions Application 2019-703 on December 9, 2019.

On behalf of our client The Home Depot, we respectfully request a waiver of the one year waiting period based on the election of new Town of Matthews commissioners and meeting with Commissioner Urban on revised location of storage and landscaping.

Should you have any questions, please do not hesitate to contact me.

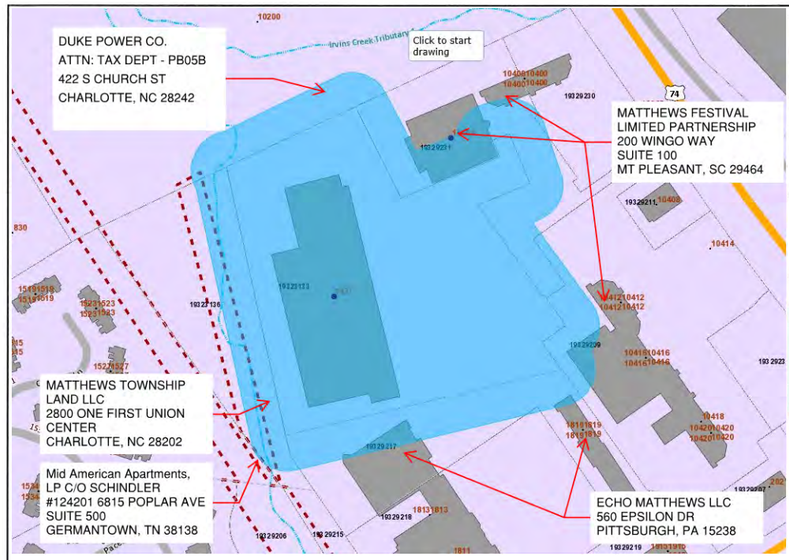
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Adam Essink, P.E.
Associate

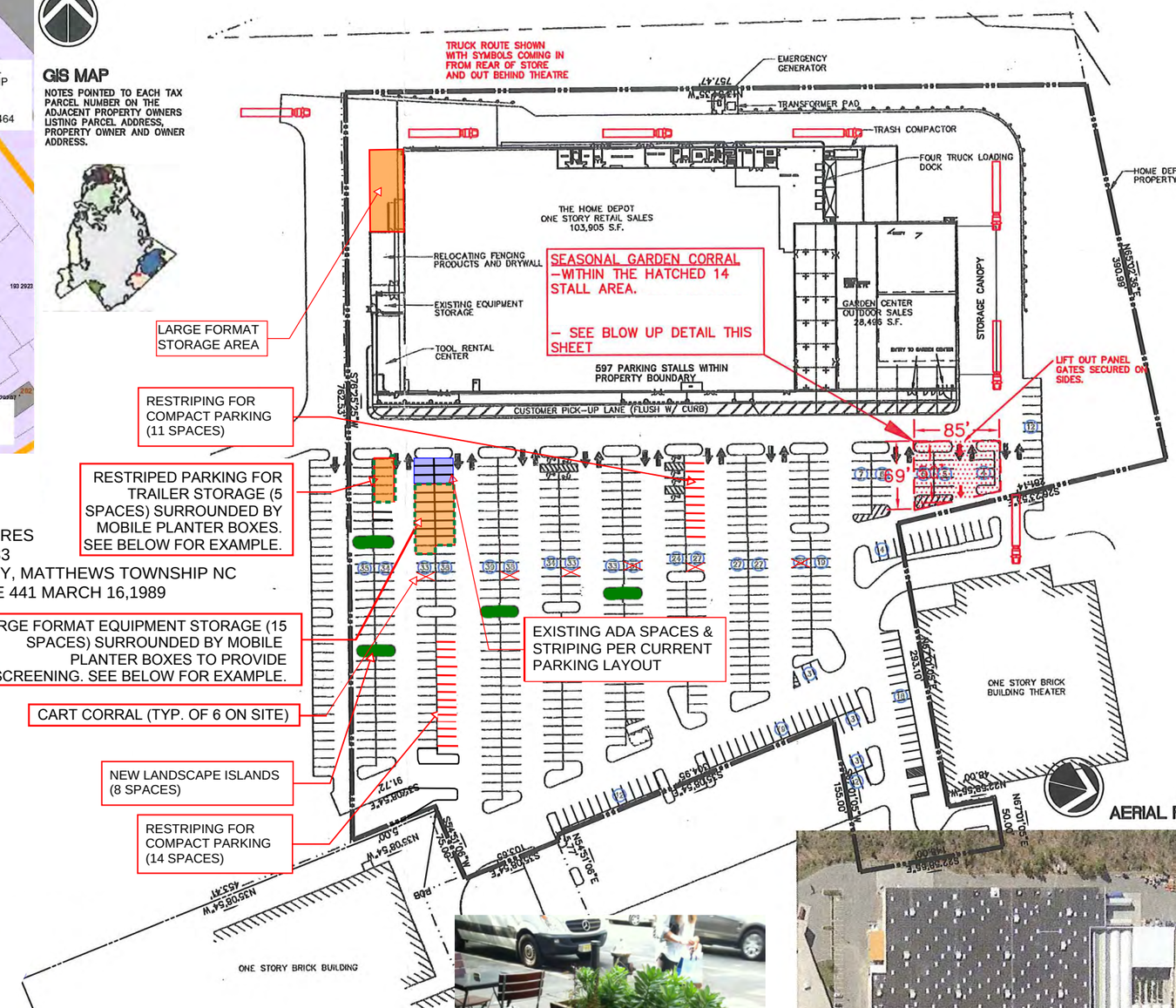
Kimley-Horn and Associates, Inc.
200 South Tryon Street, Suite 200
Charlotte, NC 28202

Direct: (704) 409-1803
Main: (704) 333-5131
Adam.essink@kimley-horn.com



GIS MAP

NOTES POINTED TO EACH TAX PARCEL NUMBER ON THE ADJACENT PROPERTY OWNERS LISTING PARCEL ADDRESS, PROPERTY OWNER AND OWNER ADDRESS.



BUILDING SUMMARY:
132,400 GROSS BUILDING AREA
- 4,918 SF RECEIVING AREA
- 4,854 SF OFFICE/BATHROOM REAR OF STORE
- 278 SF FRONT OFFICES

= 122,350 NET SALES AREA

PARCEL SUMMARY:

PARCEL AREA - 12.0 ACRES
PARCEL ID # - 193-231-33
MECKLENBERG COUNTY, MATTHEWS TOWNSHIP NC
DEED BOOK 5985, PAGE 441 MARCH 16,1989

PARKING SUMMARY:
REGULAR SPACES PROVDED = 556
COMPACT SPACES PROVIDED = 25

TOTAL SPACES PROVIDED = 581
SPACES REQUIRED 1/230 SF (NET) = 532 REQUIRED

OVERAGE = 49 SPACES

PERMITTED OUTDOOR STORAGE = 14 SPACES
PROPOSED ADDITIONAL ISLAND = 8 SPACES
EXISTING TRAILER PARKING = 5 SPACES
PROPOSED LARGE FORMAT EQUIPMENT - 15 SPACES
EXISTING CART CORRALS = 6 SPACES
REMAINING SPACES = 1 SPACE

Notes
- Property owner will work with NCDOT and/or the Town of Matthews if a vehicle and/or pedestrian crossing is proposed to Independence Pointe Parkway. This is not a guarantee for the property owner to provide a financial commitment.
- Gator bags will be provided on any new trees planted in the proposed landscape islands. Landscape plan to be reviewed/approved separately by the Town of Matthews.
- Property owner will evaluate the health of the existing trees in the parking lot and replace the trees with a 2" caliper new tree if the existing trees are determined to be dead

EXAMPLE OF MOBILE PLANTER BOXES

AERIAL PHOTO

HOME DEPOT STORE # 3602
MATTHEWS
PROPOSED CHANGE OF CONDITIONS
1837 MATTHEWS TWNSP PKWY
MATHEWS, NC 28105

THE HOME DEPOT USA, INC
2455 PACES FERRY RD N.W.
ATLANTA, GEORGIA
30339-4024
ATTN: DAVID KAZEROONI, PE
770-384-2280

PLAN SHEET NAME:
Proposed Site Plan Changes

PLAN SHEET DATE:
11-18-2019

PLAN SHEET NO.:
SP-1

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

Agenda Item: Request for Fee in Lieu Payment Reduction, Villages at Idlewild

TO: Mayor and Board of Commissioners

FROM: Mary Jo Gollnitz, Senior Planner

DATE: March 3, 2020

Background/Issue:

Matthews Unified Development Ordinance Section 155.705 Dedication of Open Space and Recreational Land states:

> *"The subdivider or developer of any site which includes a residential component with single dwelling per lot (detached or attached) shall dedicate a portion of such land in accordance with this Section or pay a fee in lieu thereof, in accordance with § 155.706, for public park, greenway, pathway, recreation, and open space sites to serve the recreational needs of both the residents of the subdivision and the general public…"*

At pre-submittal meetings for potential single-family developments, the subdivider and/or developer is made aware of the requirements for land dedication or fee in lieu in Matthews UDO. Staff provides them with an estimate of the potential fee in lieu at that time or before any plans are submitted for approvals.

On May 28, 2019, application 2018-691 for property at Boyd Funderburk Dr (Idlewild and NC 485) was rezoned from R-15 to R-VS, R-15(CD) and B-1(CD). They included 3 parcels, property tax #215-141-01, 215-141-03 and 215-141-20. Villages at Idlewild was approved for townhomes and commercial uses. The applicant received an estimate of $84,733.69 total fee in lieu for the townhomes on November 20, 2018 (see attached).

After the original fee in lieu estimate, the Mecklenburg County Tax Assessors Office completed reevaluations for all properties within the county. The land value for the property increased substantially along with the fee in lieu. On December 6, 2019, staff supplied the developer with the revised fee in lieu of $327,916.48 (attached). At that time the developer questioned the fee estimate increase.

Matthews UDO Section 155.706.E Disagreement as to Amount describes the process for anyone who contests estimates:

> *"When the applicant disagrees with the fair market value methodology as explained here, the applicant may choose to obtain a special appraisal by a professional appraiser. (A professional appraiser is an individual who can show by credentials and experience that he or she has knowledge of land appraisals of a similar type). The Plan Review Committee (PRC) shall review the conclusions of the established method and the appraiser, and may receive comments from both the County tax assessor's office and the applicant. The PRC shall make a recommendation on an appropriate value to the Town Board of Commissioners, who shall determine a final amount within thirty (30) days of receiving the PRC's recommendation. If the applicant continues to disagree with the Board of Commissioner's decision, another professional appraiser shall be chosen jointly by the applicant and the Town to provide an*

additional appraisal. The cost of this supplementary professional land appraiser shall be borne evenly by the applicant and the Town. The decision of this supplementary appraisal shall be final, and shall be certified by the Board of Commissioners within thirty (30) days of receipt of final appraisal report."

Todd Akers, KW Commercial representing the developer has submitted a request for a reduction of the fee in lieu and provides an appraisal that has been completed.

As part of the disagreement process, The Plan Review Committee shall make a recommendation on the land value to the Town Board of Commissioners within 30 days (see attached portion of UDO).

The Plan Review Committee (PRC) reviewed the appraisal on February 17, 2020 and feels that the current land value for the properties shown on the tax records is appropriate. Therefore, the fee in lieu dated December 6, 2019 is fitting. The PRC provides the following comments:

- 2 of the sale comparisons in the appraisal provide by the applicant were from 2017 and 2018. PRC felt these are old comparisons because they were before the most recent reevaluation for Mecklenburg County.
- Site #2 referenced in the appraisal is not located near NC 485. PRC felt this site was too far away from subject property for a fair comparison.
- Sites #2 and #3 are in Union County where land value is typically lower than in Mecklenburg County.
- The appraisal reduced the value of the subject property by 10% because currently no public utilities go to the property. The developer is building the site with expectations of water and sewer being installed.
- Mecklenburg County Tax Assessor's Office has stated that the most recent reevaluation was not contested by the property owner.
- Mecklenburg County Tax Assessor's Office appraised the land with a review of sales for land that are comparable in size to the subject property.

Proposal/Solution

Review the appraisal and comments provided by the PRC regarding the developer's request for reduction of fee in lieu. The new fee in lieu estimate based on the appraisal would be $150,102.82 (attached).

Financial Impact

If the Board requests an independent appraisal, a fee of approximately $1,500 to $2,500 shall be shared by the applicant and the Town.

Related Town Goal

<u>Economic Development/Land Use Planning</u>

Recommended Action

Review the information provided to determine an appropriate amount of fee in lieu for Villages at Idlewild.

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

FEES-IN-LIEU OF LAND DEDICATION FOR RECREATION AND OPEN SPACE

Proposed Boyd Funderburk Subdivision
Idlewild Road and HWY 485
Tax Parcel Number (s): 215-141-03 and 215-141-20

As of November 20, 2018

1	TOTAL ACRES	20.67	
2	TOTAL CURRENT TAX VALUE - LAND ONLY	$515,131	
3	TAX VALUE PER ACRE	$24,921.67	
4	TOTAL NEW BUILDING LOTS*	119	
5	NUMBER OF ACRES REQUIRED FOR LAND DEDICATION	3.4	or 119/35(119 x 1/35 acres)**
6	ESTIMATED FEE-IN-LIEU OF LAND DEDICATION	$84,733.69	
7	ESTIMATED FEE PER LOT	$706.11	

*Based on creation of 122 building lots from 3 existing parcels equals 119 new building lot.
** Minimum of four (4) acres required for land dedication for recreation and open space.

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

FEES-IN-LIEU OF LAND DEDICATION FOR RECREATION AND OPEN SPACE

Proposed Boyd Funderburk Subdivision
Idlewild Road and HWY 485
Tax Parcel Number (s): 215-141-03, 20 and 01

As of December 6, 2019

1	TOTAL ACRES	17.09	
2	TOTAL CURRENT TAX VALUE - LAND ONLY	$1,690890	
3	TAX VALUE PER ACRE	$98,940.32	
4	TOTAL NEW BUILDING LOTS*	116	
5	NUMBER OF ACRES REQUIRED FOR LAND DEDICATION	3.314	or 116/35(116 x 1/35 acres)**
6	ESTIMATED FEE-IN-LIEU OF LAND DEDICATION	$327,916.48	
7	ESTIMATED FEE PER LOT	$2,802.70	

*Based on creation of 119 building lots from 3 existing parcels equals 116 new building lot.
** Minimum of four (4) acres required for land dedication for recreation and open space.

Town of
Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

FEES IN LIEU OF LAND DEDICATION FOR RECREATION AND OPEN SPACE

Land dedicated for recreational purposes shall have an area of at least four (4) acres, or fee in lieu is applicable (per § 155.705 and 706 of the Matthews UDO).

Prepared For:	Villages at Idlewild
Property Address:	Boyd Funderburk Dr
Tax Parcel Number(s):	215-141-03, 01, and 20
Estimate as of:	March 4, 2020
TOTAL ACRES	17.09
TOTAL CURRENT TAX VALUE - LAND ONLY[1]	$774,000
TAX VALUE PER ACRE	$45,289.64
ORIGINAL NUMBER OF LOTS	3
TOTAL NUMBER OF LOTS CREATED	119
TOTAL NEW BUILDING LOTS[2]	116
NUMBER OF ACRES REQUIRED FOR LAND DEDICATION[3]	3.314
ESTIMATED FEE IN LIEU OF LAND DEDICATION[4]	**$150,102.82**
ESTIMATED FEE PER TOTAL NUMBER OF LOTS	$1,261.37

[1]Current tax value of land is based on the most recent assessment by Mecklenburg County.
[2]Based on the total number of lots created minus the original number of lots.
[3]At least one thirty fifth (1/35) of an acre shall be dedicated for each new building lot.
[4]Based on the tax value per acre multiplied by acres required for dedication.

Fees in lieu may be paid at anytime but a final plat will not be signed before payment is received. Be advised that if the current tax value of land increases due to four-year revaluation or other reasons, fees in lieu will increase as well.

If you have any questions please contact the Matthews Planning Office.

February 9, 2020

Town of Matthews
Attn: Jay Camp Planning Director
232 Matthews Station St.
Matthews, NC 28105

RE: Property value determination

Mr. Camp,

Please accept this letter of request to The Plan Review Committee for a revaluation of properties located in Matthews, Mecklenburg County with the following PIN(S) #21514103, 21514101, & 21514120.

Attached is a most recent appraisal performed by a professional appraiser with the required credentials and experience to perform such appraisals on land of this type.

Thank you in advance and please don't hesitate to contact me anytime.

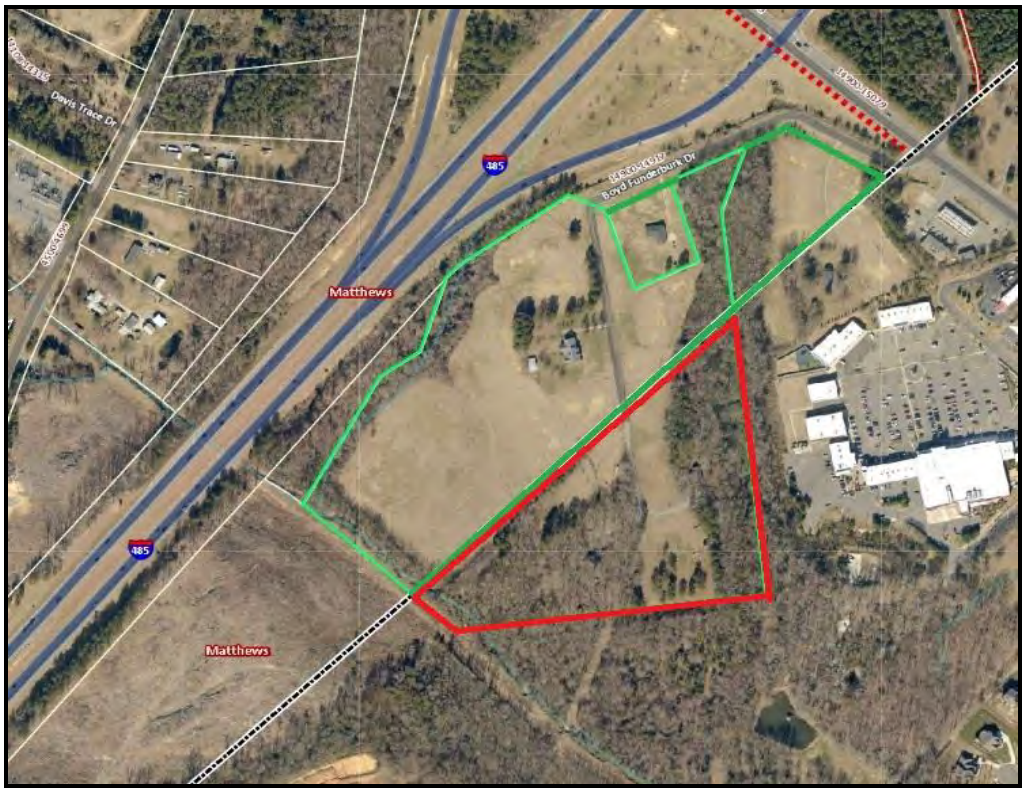
Todd Akers

Todd Akers

BIDENCOPE & ASSOCIATES

224 South Caswell Road, Charlotte, NC 28204
704.332.3232 voice / 704.332.3226 fax
DamonBidencope@Bidencope.com
Appraisal, due diligence, feasibility analyses, marketing studies, property tax consulting, and site selection

Appraisal Report



Aerial photo of the subject at Boyd Funderburk Drive, taken from the Mecklenburg County GIS site.
Subject site outlined in green. North is up.

Boyd Funderburk Drive Site

Located at:

Boyd Funderburk Drive, Matthews, Mecklenburg County, North Carolina 28104

Bidencope & Associates Report # - 20208013

Effective Date – January 27, 2020

Prepared for:

The Villages at Idlewild Development, LLC
c/o Mr. Todd Akers & Mr. Enzo Mizzi
2728 Commonwealth Avenue (Clubhouse)
Charlotte, NC 28205

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BIDENCOPE & ASSOCIATES

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704.332.3232 voice / 704.332.3226 fax
DamonBidencope@Bidencope.com
Appraisal, due diligence, feasibility analyses, marketing studies, property tax consulting, and site selection

January 28, 2020

Mr. Todd Akers & Mr. Enzo Mizzi
The Villages at Idlewild Development, LLC
2728 Commonwealth Avenue (Clubhouse)
Charlotte, NC 28205

RE: Appraisal of the site, which is located at Boyd Funderburk Drive, Matthews, Mecklenburg County, North Carolina 28104, PIN(S) #21514103, 21514101, & 21514120.

As requested, we have conducted the inspections, investigations, and analyses necessary to appraise the 25.79 acre (gross) residential site situated in Matthews, Mecklenburg County, NC. The site contains three contiguous parcels and is currently improved with three single family dwellings.

The purpose of this assignment is to develop an opinion of the market value of the fee simple interest of the real property as is (portion in Mecklenburg County). The appraisers will also develop an opinion of reasonable exposure time linked to the value opinions presented. The appraisal does not include any personal property value. There are no hypothetical conditions or extraordinary assumptions used in the analysis contained within this report.

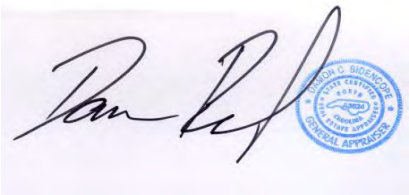
The intended use is to aid in the determination of appropriate fees in lieu of land dedication for future development, our client The Villages at Idlewild Development, LLC, and The Town of Matthews are the intended users. Use of this report by others is not intended by the appraiser(s). Nor is any other purpose intended.

No general or specific data has been omitted from this Appraisal Report. Additional supporting data, if necessary, is in the appraiser's working file, and is available for review by the client, or as required by due process of law.

Based on the enclosed data and analysis, it is our opinion that the market value of the fee simple interest of the real property "as vacant," as of January 27, 2020, is estimated to be:

SEVEN HUNDRED SEVENTY FOUR THOUSAND DOLLARS
$774,000

Respectfully Submitted,
BIDENCOPE & ASSOCIATES



Damon C. Bidencope, MAI
MAI # 11991, State Certified General Appraiser NC #A3624 / SC #2690

Debra Mahon
State Certified Residential Appraiser NC #A6723, SC #7519

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APPRAISAL CERTIFICATION

CERTIFICATION OF DAMON C. BIDENCOPE, MAI

I, Damon C. Bidencope, MAI, certify that to the best of my knowledge and belief:

The statements of fact contained in this appraisal report are true and correct.

The reported appraisal analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the appraised property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

Damon C. Bidencope, MAI. He has no current or prospective interest in the property. He has performed no services, as an appraiser, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice

The subject property was inspected by Damon C. Bidencope, MAI;

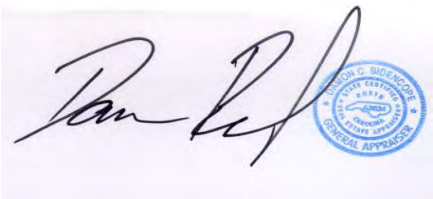
No one provided significant real property appraisal assistance to the person signing this certification.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, Damon C. Bidencope, MAI has completed the continuing education program of the Appraisal Institute.

I do not authorize the out-of-context quoting from or partial reprinting of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of media for public communication without the prior written consent of the appraiser(s) signing this appraisal report.



Damon C. Bidencope, MAI
MAI # 11991, State Certified General Appraiser NC #A3624 / SC #2690

CERTIFICATION - DEBRA MAHON

I, Debra Mahon, certify that to the best of my knowledge and belief:

The statements of fact contained in this appraisal report are true and correct.

The reported appraisal analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the appraised property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

Debra Mahon has performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice

The subject property was inspected by Debra Mahon;

No one provided significant real property appraisal assistance to the person signing this certification.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, Debra Mahon has completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.

I do not authorize the out-of-context quoting from or partial reprinting of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of media for public communication without the prior written consent of the appraiser(s) signing this appraisal report.

Debra Mahon
State Certified Residential Appraiser NC #A6723, SC #7519

APPRAISAL PREMISES

Report Type

The data was organized and the appraisal report was prepared by Debra Mahon and Damon C. Bidencope, MAI. All appropriate analyses have been completed within the requirements of the Uniform Standards of Professional Appraisal Practices. Typically in the valuation of land a direct comparison of land sales is the only approach used.

General Assumptions

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for legal description provided or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
5. All engineering studies are assumed to be correct. The plot plan(s) and illustrative materials in this report are included only to help the reader visualize the property.
6. The soil and subsoil, unless otherwise detailed, appear firm and solid. No engineering study has been made and the appraiser is not to be held responsible for any adverse condition that may be found in these matters.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
9. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been identified, described, and considered in the appraisal report.
10. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government, or private entity or organization have been, or can be obtained or renewed for any use on which the value estimate contained in this report is based.
11. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
12. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there are no such materials on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required discovering them. The intended user is urged to retain an expert in this field, if desired.

Limiting Conditions

This appraisal report has been made with the following general limiting conditions:

1. Any allocation of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication.
3. The appraiser, by reason of this report, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval of the appraiser.
5. We do not have the required expertise for determining the presence of / or absence of hazardous substances; defined as all hazardous or toxic materials, wastes, pollutants, or contaminants

(including, but limited to, asbestos, PCB, UFFI, radon, lead based paints, or other raw materials, chemicals, or gases) used in construction, or otherwise present on the property. We assume no responsibility for the studies or analyses, which would be required to determine the presence or absence of such substances. We do not assume responsibility for loss as a result of the presence of such substances.

6. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

Extraordinary Assumptions and Hypothetical Conditions

There are no hypothetical conditions or extraordinary assumptions used in the analysis contained within this report.

Purpose of the Appraisal

The purpose of this assignment is to develop an opinion of the market value of the fee simple interest of the real property as is (portion in Mecklenburg County). The appraisers will also develop an opinion of reasonable exposure time linked to the value opinions presented.

Intended Use and Function of the Appraisal

The intended use is to aid in the determination of appropriate fees in lieu of land dedication for future development, by our client The Villages at Idlewild Development, LLC, and The Town of Matthews, the intended users. Use of this report by others is not intended by the appraiser(s). Nor is any other purpose intended.

Property Rights Appraised

The property rights appraised include the fee simple interest of the site.

Appraisal Dates

The subject was inspected by Debra Mahon on January 27, 2020. The "as is" effective value date is January 27, 2020. The report date is January 28, 2020. Damon C. Bidencope, MAI also inspected the property.

Scope Work in Preparation of the Appraisal

The appraisal process involves the collection, verification, and analysis of specific and general data related to the subject. The following steps were taken in the completion of this report.

A preliminary inspection of the property was done to determine the appraisal problem. The property is identified as a site which contains 25.79 acres (1,123,412 square feet) gross, within three contiguous parcels, and is located at Boyd Funderburk Drive, Matthews, Mecklenburg County, North Carolina 28104. At the time of the inspection the site was improved with three single family dwellings. Based on the client's request, the site is valued as vacant.

An appraised property is typically inspected to determine its physical characteristics, including topography, access, utilities, improvements, etc. The initial property inspection was conducted on January 27, 2020. The surrounding area was investigated to determine the neighborhood boundaries and recognize competitive properties as appropriate.

The Mecklenburg County Planning Department records were researched to determine the zoning status of the subject property and surrounding land uses. Mecklenburg County Assessor's records were searched for transfers of the subject. Ownership details, recording dates, and document numbers were obtained as appropriate.

Sale comparables were obtained through searches of public records, interviews with real estate professionals and published sources of real estate data. A search was made throughout the area for comparable sales dating from the last several years to the present. The data was inspected and screened for comparability to the subject. Interviews were conducted with brokers, buyers or sellers involved in the selected comparable sales, when possible.

The final conclusion of value has been presented in the Reconciliation.

The data was organized and the appraisal report was prepared by Debra Mahon and Damon C. Bidencope, MAI. No general or specific data has been omitted from this Appraisal Report. The analyses performed should lead a knowledgeable and prudent person to a similar value conclusion.

APPRAISAL PROCESS

INTRODUCTION

There are three approaches utilized in the valuation of real property; the cost approach, the sales comparison approach, and the income capitalization approach. The direct sales comparison approach has been used, which is typical for land. The omission of the income and cost approach are typical appraisal practice, and do not result in a misleading or unreliable value.

Cost Approach

The Cost Approach is based on the "Principle of Substitution" which states that no rational person would pay more for a property than the amount for which he can obtain, by purchase of a site and construction of improvements, without undue delay, a property of equal desirability and utility. In the cost approach, the site's value as if vacant, the replacement cost new of the improvements and the accrued depreciation are typically estimated. Accrued depreciation is deducted from the replacement cost new (direct and indirect) of the improvements to arrive at a depreciated improvement value. The site value, as if vacant, and depreciated value of the improvements are then added for a final value estimate.

Sales Comparison Approach

Sales Comparison Approach is based on the "Principle of Substitution," which indicates that an informed purchaser would pay no more for a property than the cost of acquiring an equally desirable substitute property with the same or similar utility. This approach is applicable when an active market provides sufficient quantities of reliable data, which can be verified from authoritative sources. In the sales comparison approach, value indications are derived from sales of properties, which exhibit characteristics similar to the subject.

Typically, for land, the extracted indicators are sales price per square foot and sales price per square acre of net usable area. The strength of the sales approach is based on the availability of good comparable data, which sometimes is not available for land. As will be discussed in further detail in the sales approach, sales of similar sites situated in the subject's local area were used. The sales approach generally gives a reliable value range.

Income Capitalization Approach

In the Income Capitalization Approach, concern is with the present value of any future benefits of property ownership. Future benefits are generally indicated by the amount of net income the property will produce during its remaining useful life. In this approach a net operating income (NOI) is developed for the subject using market supported rental rates and expenses. An overall capitalization rate was estimated by extraction from comparable market sales. The capitalization rate was applied to the projected NOI to arrive at a value indication. Generally, investors place primary reliance upon the income capitalization approach, as it is representative of the return requirements demanded from income producing properties.

Licensing and Experience Statement

Damon C. Bidencope, MAI has appraised over 8,000 commercial and residential type properties, including residential sites located throughout North Carolina and South Carolina. Most appraisal assignments required a value of the real estate, with many requiring valuations of the personal property, business value, and the going concern value.

Damon C. Bidencope, MAI is appraising the subject property under a license (MAI # 11991, State Certified General Appraiser NC #A3624 / SC #2690).

Debra Mahon has appraised commercial and residential type properties, including residential sites, located throughout North Carolina and South Carolina. Most appraisal assignments required a value of the real estate, with many requiring valuations of the personal property, business value, and the going concern value.

Debra Mahon is appraising the subject property under a license (State Certified Residential Appraiser NC #A6723, SC #7519).

Prior Assignment Disclosure

Damon C. Bidencope, MAI has not appraised the property within the three-year period immediately preceding acceptance of this assignment.

Debra Mahon has not appraised the property within the three-year period immediately preceding acceptance of this assignment.

DEFINITIONS

Market Value[1]

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised and each acting in what he considers his own best interest;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

"As Is" Market Value

An estimate of the market value of a property in the condition observed upon inspection and as it physically and legally exists without hypothetical conditions, assumptions, or qualifications as of the date the appraisal is prepared.

Fee Simple Estate[2]

Absolute ownership unencumbered by any other interest or estate; subject only to the limitations of imposed by the governmental powers of taxation, eminent domain, police powers, and escheat.

Real Property[3]

All interests, benefits, and rights inherent in the ownership of physical real estate; the bundle of rights with which the ownership of real estate is endowed. In some states, real property is defined by statute and is synonymous with *real estate*.

Personal Property[4]

Identifiable portable and tangible objects that are considered by the general public to be "personal", e.g. furnishings, artwork, antiques, gems and jewelry, collectibles, machinery and equipment; all property that is not classified as real estate (USPAP, 1992 edition). Personal property includes movable items that are not permanently affixed to, and part of, the real estate.

Excess Land

In regard to an improved site, the land not needed to serve or support the existing improvement. In regard to a vacant site or a site considered as though vacant, the land not needed to accommodate the site's primary highest and best use. Such land may be separated from the larger site and have its own highest and best use, or it may allow for future expansion of the existing or anticipated improvement.

Surplus Land

Additional land that allows for future expansion of the existing improvement(s); cannot be developed separately and does not have a separate highest and best use. Surplus land is associated with an improved site that has not been developed to its maximum productivity according to its highest and best use as though vacant.

True Value

G.S. 105-283 states that "all property, real and personal, shall as far as practicable be appraised or valued at its true value in money." The statute goes on further to state that true value means market value, which is defined as "the price estimated in terms of money at which the property would change hands between a willing and financially able buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used."

---

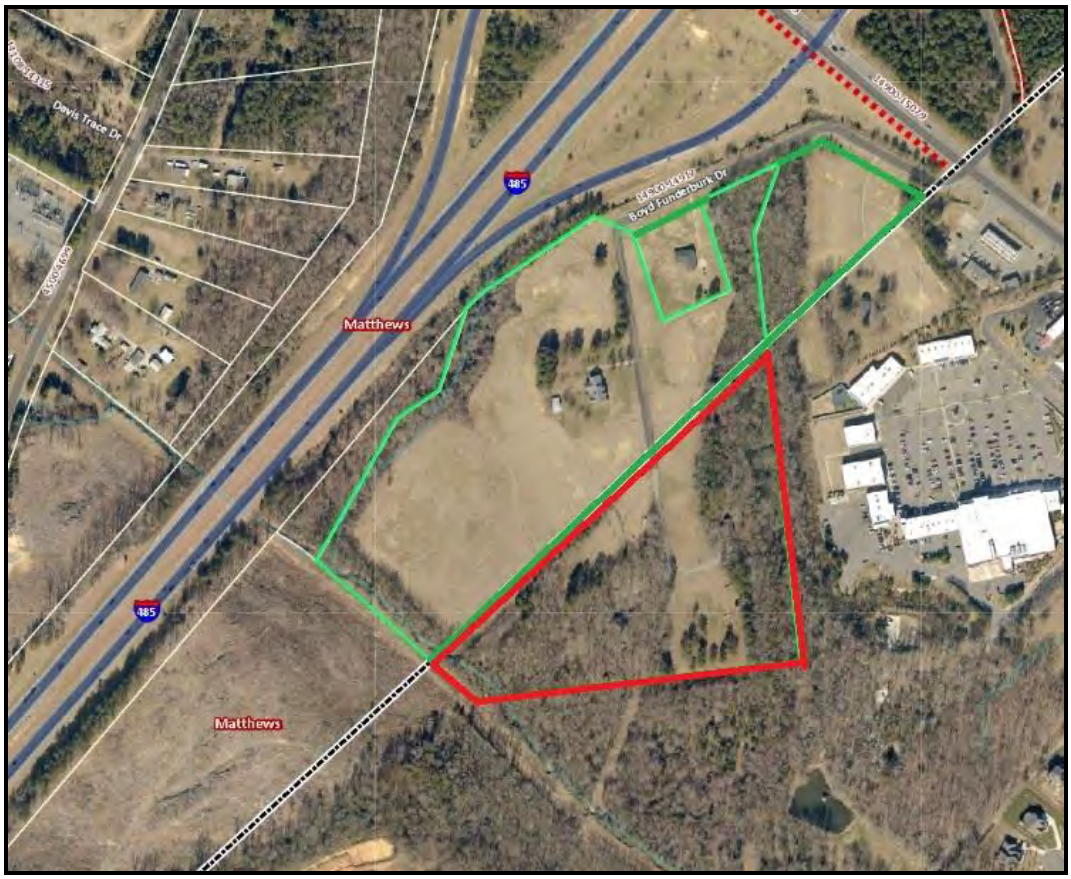
[1] Title XI, Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("FIRREA"),[Pub. L. No. 101-73, 103 State. 183 (1989)], 12 U.S.C. 3310, 3331-3351, and section 5(b) of the Bank Holding Company Act, 12 U.S.C. 1844(b); Part 225, Subpart G: Appraisals; Paragraph 225.62(f).
Uniform Standards of Professional Appraisal Practice, Page 1-7
Federal Reserve System, 12 CFR Parts 208 and 225, Sec. 225.62
Office of the Comptroller of the Currency, 12 CFR part 34, Sec. 34.42
FDIC, 12 CFR Part 323, Sec .323.2
Office of Thrift Supervision, 12 CFR Part 564, Sec. 564.2
NCUA, 12 CFR Part 722, Sec. 722.2

[2] Ibid., Page 140

[3] Ibid., Page 294

[4] Ibid., Page 265

PROPERTY IDENTIFICATION



Aerial of subject outlined in green at Boyd Funderburk Drive. Union County portion outlined in red (not included).

IDENTIFICATION

The appraised property is located in Matthews, Mecklenburg County, NC. The site is located on Boyd Funderburk Drive, and contains 25.79 acres (1,123,412 square feet), within three contiguous parcels. At the time of the inspection the site was improved with three single family dwellings. The site is valued as vacant, as the dwellings do not have contributory value.

The subject straddles the Mecklenburg County and Union County lines. A portion of the total subject site lies within Union County. This Union County portion is not included in the analysis. Our analysis contains only the Mecklenburg County portion, containing 25.79 acres.

There is a preliminary site plan drawn for the development of the subject site which includes the Union County portion of the total site area of 72.43 acres. The development is known as the Villages at Idlewild Development, a mixed use development. The number of units is not stated. The subject is being appraised as of the effective date on an "as is" basis. The analysis does consider the proposed development plan, and the current unavailability of utilities to the site.

As of the effective date, the subject does not have access to municipal utilities though Mecklenburg County, Matthews or Municipality. The site may have access to municipal utilities through Union County in the future, but it will likely be some time in the future if approved.

Street Address

The property is located at Boyd Funderburk Drive, Matthews, Mecklenburg County, North Carolina 28104.

Property Tax Parcel Identification

The subject includes Mecklenburg County tax parcels identified as (PINS) #21514103, 21514101, & 21514120.

Property Inspection

Debra Mahon inspected the subject and neighborhood on January 27, 2020. Damon C. Bidencope, MAI also inspected the property.

General Remarks

This site is located on Boyd Funderburk Drive in Matthews, Mecklenburg County, North Carolina, just south of the I-485 interchange at Idlewild Road.

The site contains 25.79 acres gross (1,123,412 sf), within three contiguous parcels, and is zoned R-15. The topography is at grade with Boyd Funderburk Drive, and has level to gently sloping topography.

As of the effective date, the site was improved with three older single family dwellings. The site is valued as vacant, as the dwellings do not have contributory value.

Owner of Record / Property History

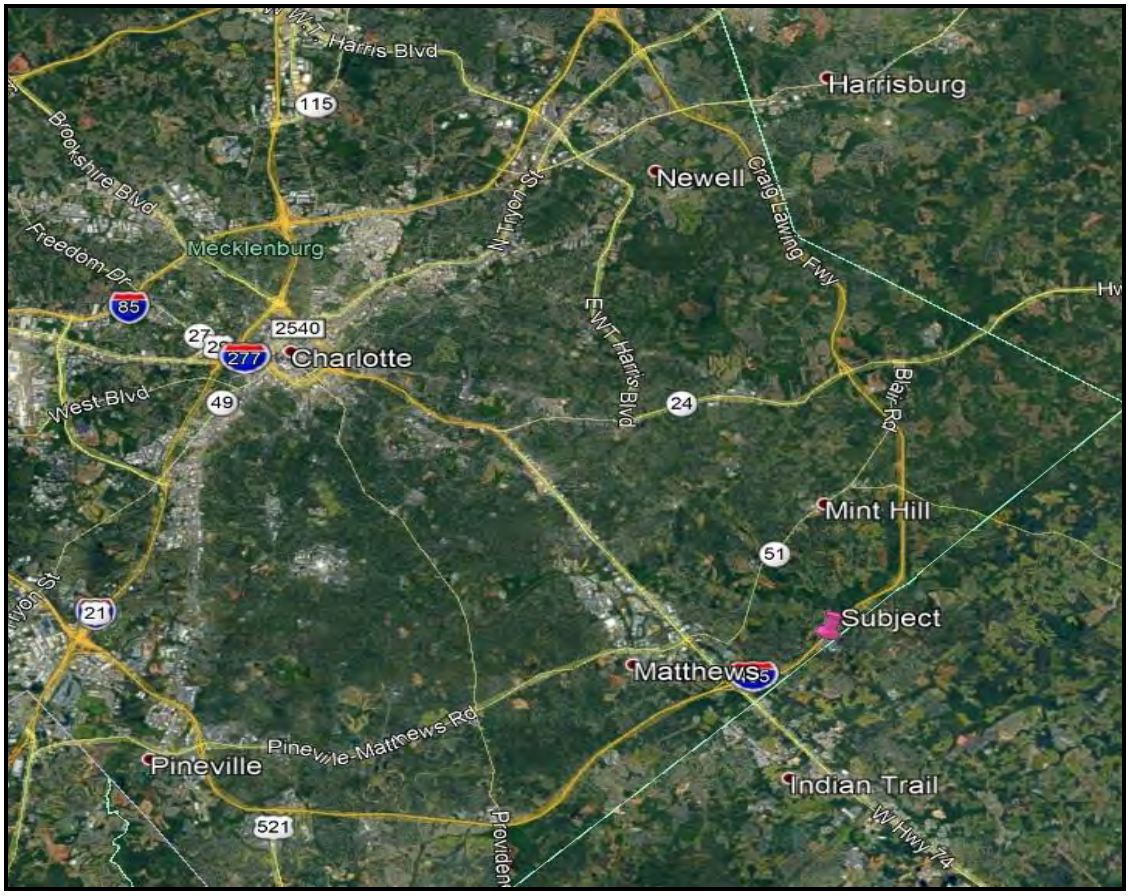
According to public records the subject is currently owned by Gerald & Irma Funderburk whose address is listed as 14901 Boyd Funderburk Drive, Matthews, NC 28105.

Analysis of Prior Sale

The current owners acquired the property in three separate related party transfers, in transactions that included additional acreage in Union County. Parcels 21514103 and 21514120 transferred in January 1986 and November, 1997 respectively, with no recorded excise tax. Parcel 21414101 was purchased for $33,000 in a related party transfer and included 35.88 acres.

AREA ANALYSIS

Mecklenburg County Area Map



Area Analysis

The Appraisal of Real Estate[5] identifies four forces which influence value. These forces are: Environmental, Social, Governmental, and Economic. The dynamics and interplay of these forces impact real estate values. Thus, these four forces will serve as the foundation for the Area Analysis section. Matthews, Mecklenburg County, NC is located within the Charlotte-Concord-Gastonia, NC-SC Metropolitan Statistical Area (MSA), and a review of each of these forces and their respective importance to the Charlotte-Concord-Gastonia, NC-SC Metropolitan Statistical Area (MSA) will follow.

Environmental Considerations

Environmental considerations are natural or manmade forces that effect a geographic location. Charlotte, North Carolina is located near the North Carolina/South Carolina border approximately midway between the coast and the western boundary. Charlotte lies approximately 80 miles east of the Appalachian Mountains and 200 miles west of the Atlantic Ocean. Charlotte is roughly halfway between New York City and Miami. The Charlotte-Gastonia-Rock Hill, NC-SC Metropolitan Statistical Area (MSA) is comprised of six counties. These counties include Anson, Cabarrus, Gaston, Mecklenburg, and Union, North Carolina, and York County in South Carolina. The Charlotte Metro Region includes 16 counties located in North and South Carolina. The topography of the area is generally undulating, and numerous lakes and reservoirs are located within the area.

The Charlotte climate is moderate and pleasant. The average temperatures in the hottest and coldest months of the year are 79.6 degrees in July and 41.2 degrees in January, with an annual average temperature of 60.9 degrees. Only half of the winter days fall below the freezing mark. During the summer, only 40 days exceed 90 degrees. The average annual precipitation is 41.61inches.[6] In addition, the climate is conducive to

[5] The Appraisal of Real Estate, Appraisal Institute, Eleventh Edition, Page 193

[6] National Climactic Data Center - US Department of Commerce,

businesses that utilize a large percentage of employees who work outdoors.

Transportation and Access

Charlotte is one of the nation's major transportation centers and the distribution hub for the fourth largest urban region in the nation, the Piedmont Crescent. Charlotte's balanced transportation infrastructure, which includes an international airport facility, direct rail, interstate highway access, and interstate access to major southeastern deep-water seaports, import/export facilitation, and inter-modal shipping all benefiting Mecklenburg County.

Road

The Charlotte area is located at the intersection of Interstate 77 and Interstate 85. These interstates join manufacturing belts and urban centers in a Northeast, Southwest, and Midwest. Interstate 40 intersects Interstate 77 in an adjacent county north of Mecklenburg, which gives the important east/west link. In June of 2015, the last segment of Interstate 485, a beltway around the outer edges of Charlotte, opened. In December of 2018, the Monroe Expressway (bypass) a toll road which improves mobility and capacity in the U.S. Hwy 74 corridor through a majority of Union County, and Interstate 85 widening in Cabarrus County which will provide eight lanes of interstate from Uptown Charlotte through Salisbury, NC opened.

Additionally, the I-77 express lanes which will add two HOV toll lanes to I-77 from Uptown Charlotte to Mooresville, NC, is planned to open the first half of 2019.

All projects improve traffic congestion and improve linkages between Charlotte and other metropolitan areas within the region.

Further, transportation routes that serve Charlotte are US Highways 74, 29, 521, 601and 21 and NC Highways 49, 115, 16, 160, 51, 24, 73 and 27.

Air

The Charlotte Douglas International Airport has a major positive influence on the business profile of the Charlotte region. The Charlotte/Douglas International Airport serves the Charlotte-Mecklenburg area. The airport operates over 700 flights per day.

The airport is a hub for American Airlines which. According to the Charlotte Douglass International Airport website, Charlotte Douglas ranked 6th in the nation in operations and aircraft movement.

Currently, the airport is currently undergoing a $2.5 billion capital investment master plan that will include several new airport amenities and features. Projects in the master plan include; traffic circulation for drop offs and pickups, Terminal A expansion adding nine gates which opened December 2018, East Terminal Expansion Phase II opening Summer 2019, terminal renovations and lobby expansions (2020), a new parallel runway (2022), additional Terminal A expansion (2023), Terminal C expansion (2024), and Terminal B expansion (2026). Additional improvements to the airport include a new air traffic control tower, funded by the FAA. The new tower is 367 feet tall, the second tallest in the country.

Rail

The Charlotte region is at the center of the largest consolidated rail systems in the county. Two major systems, Norfolk Southern Railway and CSX Transportation serve the area with over 600 weekly trains.

In 2014 Norfolk Southern Railway opened a new intermodal facility at the Charlotte Douglas International Airport that links air, rail, and truck services to East Cost seaports. The facility is expected to generate $7.6 billion in regional economic development over the next 20 years and create more than 7,000 jobs in the Charlotte area by 2030.

Light Rail

On March 16, 2018 Charlotte Area Transportation System opened the Lynx Blue Line light rail extension. The new 9.3 mile extension combines with the existing 9.3 mile section to create an 18.6 mile cross-county commute, adding 24,500 daily weekday riders to the existing 26,500 creating a total 51,000 daily weekday ridership along the line. The extension is expected to create over 10,000 new housing units, over 3.8 million square feet of new office, and over 1.3 million square feet of new retail.

Social Considerations

The analysis of social considerations focuses upon the population characteristics. The composition of an area's population and demographic trends provides the opportunity to evaluate future trends for products and services. These factors are key for assessing the anticipated supply and demand for particular types of real property.

Demographic Report Mecklenburg County, North Carolina

Charlotte is in Mecklenburg County. As of the census of 2010, there were 919,628 people, 362,213 households residing in the county.

Population for the city, county and state are shown in the table below.

30 year average

Demographics - Charlotte, Mecklenburg Co. & NC

Data	Charlotte	Mecklenburg County	North Carolina
2000 Total Population	574,820	695,454	8,049,313
2010 Total Population	735,298	919,628	9,535,483
2018 Total Population	860,679	1,092,533	10,455,604
2023 Total Population*	949,819	1,206,295	11,061,202
2018-2023 Annual Rate*	1.99%	2.00%	1.13%
2000 Households	228,152	273,416	3,132,013
2000 Average Household Size	2.47	2.49	2.49
2010 Households	291,379	362,213	3,745,155
2010 Average Household Size	2.48	2.49	2.48
2018 Households	337,200	425,174	4,087,430
2018 Average Household Size	2.51	2.53	2.50
2023 Households*	371,435	468,211	4,317,068
2023 Average Household Size*	2.52	2.54	2.50
2018 - 2023 Annual Rate*	1.95%	1.95%	1.10%

Source: Site to Do Business Online.
Note:* Projections.

Mecklenburg County is expected to continue to grow over the next several years.

Economic Trends

The Charlotte area economy is diversified. The city has a large manufacturing base with textiles, electronics, printing and publishing, machinery, fabricated metals, chemicals and allied products, food products and numerous firms in the areas of banking, insurance, communications, and air transportation. The Charlotte region has a large percentage of manufacturing jobs due to the excellent transportation system.

Major employment sectors are indicated below:

Labor Force Characteristics by Industry

2018 Employed Population 16+ by Industry	Charlotte	Mecklenburg County	North Carolina
Total	451,788	574,055	4,849,414
Agriculture/Mining	0.2%	0.2%	1.5%
Construction	6.2%	6.1%	6.7%
Manufacturing	7.4%	7.7%	12.0%
Wholesale Trade	2.9%	3.0%	2.5%
Retail Trade	10.4%	10.6%	11.5%
Transportation/Utilities	5.5%	5.5%	4.5%
Information	2.4%	2.4%	1.6%
Finance/Insurance/Real Estate	13.1%	13.1%	6.5%
Services	49.9%	49.4%	48.9%
Public Administration	2.0%	2.0%	4.3%

Source: Site to Do Business Online.

Labor Force Characteristics by Occupation

2018 Employed Population 16+ by Occupation	Charlotte	Mecklenburg County	North Carolina
Total	451,790	574,055	4,849,414
White Collar	65.3%	66.7%	59.5%
Mgmt/Business/Financial	18.6%	19.2%	13.9%
Professional	21.6%	22.1%	22.0%
Sales	12.0%	12.5%	11.0%
Administrative Support	13.0%	12.9%	12.5%
Services	17.3%	16.7%	17.8%
Blue Collar	17.4%	16.6%	22.7%
Farming/Forestry/Fishing	0.2%	0.2%	0.9%
Construction/Extraction	4.8%	4.6%	5.1%
Installation/Maint./Repair	2.1%	2.2%	3.6%
Production	3.9%	3.7%	6.8%
Transportation/Material Moving	6.5%	6.0%	6.3%

Source: Site to Do Business Online.

The following excerpt was taken from the Charlotte Regional Business Alliance 3rd Quarter 2018 report.

"Charlotte-Mecklenburg businesses added 3,683 jobs and made more than $631 million in capital investments during the third quarter of 2018. Overall this year, 933 companies have added 10,004 jobs and made slightly more than $1 billion in capital investments. That's slightly fewer jobs than last year but considerably more capital investment (a 41.2 percent increase), led largely by investments in industrial buildings. The Transportation and Warehousing sector showed the strongest job growth, led by Amazon's announcement of a 1,500-job, $200 million distribution center, which accounted for nearly half of the announced job growth this quarter. This is the second major Amazon fulfillment center announced in Mecklenburg County in less than two years. And Amazon is not alone. The rise of online shopping and e-commerce has led to a shift in the geography of distribution centers – a shift Charlotte, within a 2-hour flight and one-day truck haul of 53 percent of the U.S. population, is poised to take advantage of. In fact, the Transportation and Warehousing sector has led any other sector in the Charlotte area in terms of job growth – increasing by nearly 11 percent in the past year alone. Office expansions remained strong as well. Dental equipment maker Dentsply Sirona announced it would add 320 jobs and consolidate its commercial operations and training centers in Ballantyne. Dental equipment manufacturing remains a small industry, accounting for fewer than 300 jobs in the Charlotte MSA as of 2017, according to Economic Modeling Specialists, Inc. That's still twice the national average concentration of jobs in the sector and, with Dentsply's recent expansion, an indication that Charlotte is developing a competitive advantage in this industry."

9-Month Summary of New & Expanded Business by Industry 3rd Quarter 2018

NAICS	INDUSTRY	FIRMS	JOBS	SQUARE FEET	$ INVESTMENT*
22	Utilities	2	0	0	$37,500
23	Construction	17	34	56,576	$9,012,883
31-33	Manufacturing	23	434	211,595	$24,764,531
42	Retail Trade	11	10	40,000	$1,792,070
44-45	Wholesale Trade	25	180	205,405	$9,293,095
48-49	Transportation and Warehousing	28	1683	3,857,563	$324,867,530
51	Information	4	20	2,000	$1,423,400
52	Finance and Insurance	21	154	8,834	$8,931,748
53	Real Estate Rental and Leasing	15	87	74,302	$11,924,668
54	Professional, Scientific and Technical Services	38	133	148,897	$4,587,700
61	Educational Services	14	19	105,738	$36,670,809
62	Health Care and Social Assistance	20	13	426,289	$100,350,801
71	Arts, Entertainment and Recreation	11	88	36,250	$8,032,208
72	Accommodation and Food Services	46	520	210,139	$54,686,986
81	Other Services (except Public Administration)	31	306	48,049	$14,003,320
92	Public Administration	4	2	20,136	$7,512,600
99*	Development	4	0	1,460	$13,205,800
	Total	314	3,683	5,453,233	$631,097,649

Source: Charlotte Regional Business Alliance. As of Third Quarter 2018.
Note: Employment figures are incremental. Square footage does not necessarily reflect movement from one Charlotte location to another. Figures reflect announcements and specifications during indicated period, but actual construction and hiring may occur in subsequent periods. NAICS stands for North American Industry Classification System and can be understood in more depth at census.gov/naics>
* Investment numbers indicate building, machines and equipment
** The 99 classification is not a true NAICS class but rather a chamber classification to group mixed-use and speculative development

ANNUAL COMPARISON OF FIRST NINE MONTH GROWTH, 2013-2018

YEAR	FIRMS	JOBS	SQUARE FEET (MILLIONS)	INVESTMENT (MILLIONS)
2018	933	10,004	9.1	$1,031
2017	785	10,820	6.4	$730
2016	755	6,517	7.5	$760
2015	722	6,406	4.2	$712
2014	1,156	11,105	3.1	$616
2013	897	8,403	4.3	$530

Source: Charlotte Regional Business Alliance. As of Third Quarter 2018.

A list of the 25 largest employers in Mecklenburg County is listed below.

Mecklenburg County Top 25 Employers

Company	Industry	Employment
Atrium Health	Health	1000+
Wells Fargo Bank	Financial	1000+
Charlotte Mecklenburg Schools	Education	1000+
Bank Of America	Financial	1000+
American Airlines	Transportation	1000+
City Of Charlotte	Public Admin	1000+
Mecklenburg County Human Resources	Public Admin	1000+
Novant Medical Group	Health	1000+
Presbyterian Hospital	Health	1000+
Harris Teeter	Retail Trade	1000+
Wal-Mart	Retail Trade	1000+
Universal Protection Service	Profesnl svcs	1000+
Charter Communications Inc	Utilities	1000+
University Of NC At Charlotte	Education	1000+
Young Mens Christian Association	Leisure	1000+
Duke Energy Carolinas	Utilities	1000+
Teachers Insurance & Annuity Association	Financial	1000+
Duke Energy	Utilities	1000+
Crothall Healthcare	Health	1000+
Aerotek	Profesnl svcs	1000+
U S Postal Service	Services	1000+
Cognizant Technology	Profesnl svcs	1000+
Insperity Peo Services	Profesnl svcs	1000+
Central Piedmont Community College	Education	1000+
Coca Cola Bottling Company	Retail	1000+

2nd Quarter 2018, NC Department of Commerce

The Carolinas Piedmont Crescent, which arches across North Carolina and into part of South Carolina, is the nation's fourth largest manufacturing region. The Charlotte region is the largest within the Piedmont Crescent with $43 billion in goods produced, 1,857 manufacturing firms, employing 70,489 workers and pay $3.4 billion in payroll. Only three other regions in the United States - the Great Lakes, New England and California - produce more goods than the Carolinas Piedmont Crescent.

Employment

The following table shows recent trends in employment in Mecklenburg County, North Carolina, and the United States. The figures are taken from the Real Estate Center at Texas A&M University.

Unemployment Rate History 2000 – 2018

	Mecklenburg County	Charlotte-Gastonia-Concord MSA	North Carolina	United States
Year	Unemploy. %	Unemploy. %	Unemploy. %	Unemploy. %
2000	3.0%	3.4%	3.7%	4.0%
2001	4.4%	5.0%	5.6%	4.8%
2002	5.8%	6.1%	6.6%	5.8%
2003	5.8%	6.3%	6.5%	6.0%
2004	5.1%	5.7%	5.5%	5.6%
2005	5.0%	5.3%	5.3%	5.2%
2006	4.5%	4.8%	4.8%	4.7%
2007	4.6%	4.8%	4.8%	4.7%
2008	6.1%	6.4%	6.3%	5.8%
2009	10.5%	11.3%	10.5%	9.3%
2010	11.2%	11.9%	10.9%	9.7%
2011	10.7%	10.9%	10,5%	9.0%
2012	9.5%	9.6%	9.5%	8.1%
2013	8.5%	8.4%	8.4%	7.4%
2014	5.9%	6.0%	6.3%	6.2%
2015	5.7%	4.7%	5.2%	5.3%
2016	4.7%	4.8%	5.1%	4.9%
2017	4.2%	4.2%	4.6%	4.4%
2018*	3.2%	3.2%	3.5%	3.7%

Source: Real Estate Center at Texas A&M University.
*November of 2018 figures

Current Unemployment Rates

Location	Unemployment Rate	Date
Mecklenburg County	3.2%	11/2018
Charlotte-Gastonia-Concord MSA	3.2%	11/2018
North Carolina	3.5%	11/2018
United States	3.7%	11/2018

Source: Real Estate Center at Texas A&M University.

The unemployment rates of Mecklenburg County and North Carolina are at their lowest points since before the recession. The local MSA rate is also at its lowest point since before the recession. The current unemployment rates indicate the local and national economies have recovered from the recession.

Income

Charlotte and Mecklenburg County residents command above-average median household incomes when compared to North Carolina as a whole. The median household income is projected to increase over the next five years, according to the estimates provided by the Site to Do Business, and supported by historical trends.

Income Projections

Median Household Income	Charlotte	Mecklenburg County	North Carolina
2018	$58,474	$62,072	$51,844
2023	$64,307	$68,379	$57,039

Source: Site to Do Business Online.

Education

There are a number of educational channels for students in the Charlotte-Mecklenburg area through public, parochial and private schools. The largest school system in Charlotte-Mecklenburg is the Charlotte-Mecklenburg School System (CMS), with a 2017-2018 enrollment of 147,359 students in kindergarten through grade 12, making it the second largest school district in North

Carolina and 17th largest nationwide. CMS operates as a consolidated city-county system that operates 176 schools.

More than 19,000 students are enrolled in 92 independent schools. More than 210,000 students are enrolled in the degree or college transfer programs at the 40 colleges, universities, community colleges, and technical institutes located in the Charlotte Metro Region.

The following table outlines the educational attainment for Charlotte, Mecklenburg County & NC. The table indicates that the Mecklenburg County area has a higher level of education, as compared to North Carolina as a whole.

Education -Charlotte, Mecklenburg County & NC

2018 Population 25+ by Educational Attainment	Charlotte	Mecklenburg County	North Carolina
Total	568,198	725,276	7,137,824
Less than 9th Grade	4.4%	3.9%	4.4%
9th - 12th Grade, No Diploma	5.8%	5.2%	7.8%
High School Graduate	15.2%	15.1%	21.1%
GED/Alternative Credential	2.4%	2.3%	4.4%
Some College, No Degree	20.0%	19.9%	21.5%
Associate Degree	7.8%	7.9%	9.7%
Bachelor's Degree	29.2%	30.1%	20.0%
Master's/Prof/Doctorate Degree	15.3%	15.5%	11.1%

Source: Site to Do Business Online.

Many of the colleges and universities in the Carolinas have been recognized both nationally and internationally. US News & World Report's "Survey of America's Best Colleges" continually cites the University of North Carolina at Chapel Hill, Wake Forest University in Winston-Salem, and Duke University in Durham as among the top 30 best national universities. The recent survey ranked Davidson College, located in Davidson just north of Charlotte, University of North Carolina at Charlotte, Queens University in Charlotte, and Winthrop University in various categories.

Banking Sector

Charlotte is first and foremost a banking city. With more than $2.29 trillion in assets, it is the second largest financial center in the nation, behind only New York. One of the nation's largest banks, Bank of America, is headquartered in Charlotte.

Additionally, 71 financial institutions are based in the Charlotte region with more than 70,000 employees. Charlotte has seen continued growth in the emerging FinTech and Payments Technology hub, with tremendous entrepreneurial growth with over 70 FinTech firms calling Charlotte home. A branch of the Federal Reserve Bank of Richmond is located in Charlotte and further enhances the area's financial position.

Government

Charlotte is governed with a council-manager form of government with a mayor and 11 members on the city council who are voted in by the public every two years. A county commission of nine elected members governs Mecklenburg County. According to the County Tax Assessor's Office, the 2018 tax rate for Matthews and Mecklenburg combined is $0.89690 per $100 of assessed value.

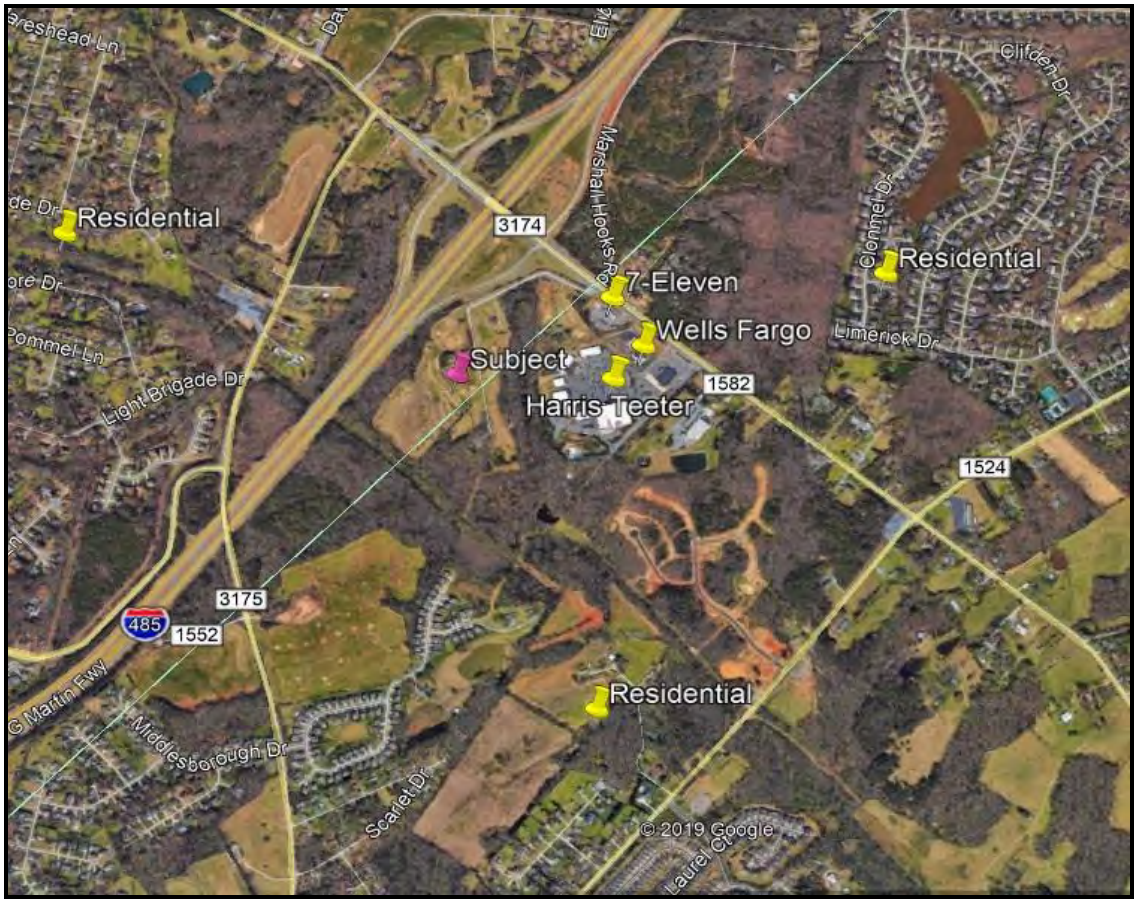
Mecklenburg County has released new tax valuations in 2019.

Public utilities are available to most areas within the MSA. Water, sewer, police and fire protection are typically supplied by each local city and / or county while natural gas, electricity, telephone, and fiber services are provided by individual private and public companies.

Conclusion

The Charlotte Metropolitan Statistical Area, which includes Matthews and Mecklenburg County, has attributes that make it attractive for business. The area is geographically situated in a locale that gives companies good access to many other states and large metropolitan markets. The infrastructure, availability of labor, and support services are good. Also, the mild climate, economic diversification, and relative low cost of living have contributed to the Charlotte area's growth. Data suggests that the Mecklenburg County area should maintain steady growth in its population level. The area's long-term growth is expected to remain solid.

NEIGHBORHOOD ANALYSIS



View of Boyd Funderburk Drive facing north.

View of Boyd Funderburk Drive facing south.

A neighborhood can be described as the area within which economic, environmental, governmental, and social forces affect all surrounding properties in the same way they affect the property being appraised. A neighborhood is defined[7] as a group of complementary land uses. The complementary land uses are retail / commercial, single and multi-family residential uses, and institutional uses.

The subject is located on Boyd Funderburk Drive, Matthews, Mecklenburg County, approximately 0.25 miles south of the I-485 interchange on Idlewild Road. The neighborhood is situated approximately 12 miles southeast of the Charlotte CBD.

Neighborhood Boundaries

The subject is located just inside the Mecklenburg / Union County line. The subject neighborhood is identified as the land uses along Boyd Funderburk Drive, Idlewild Road, and Stevens Mill Road, as well as other secondary residential roads in the area.

Access

The neighborhood is accessed from Idlewild Road and Stevens Mill Road, both 2-lane roadways. Both roads are developed primarily with single family dwellings, interspersed with commercial / retail uses in proximity to Independence Boulevard, west of the subject, as well as some of the intersections of the arterial roads in proximity to the subject.

Interstate 485 provides access to I-85 and I-77, providing access to the surrounding region.

Predominant Area Development

The uses surrounding the subject include predominately single-family residential, older neighborhood businesses such as gas stations, and smaller retail businesses.

Neighborhood Life Cycle

The neighborhood is a low density suburban residential area with some retail development. The area appears in a stable stage of growth with some new development occurring. The development trend shows that the area will likely experience continued limited growth in the the immediate area in the near future.

Nuisances and External Obsolescence

Inspection of the nearby properties and the subject neighborhoods revealed no unusual hazards or nuisances, which would negatively influence the value of the site or create any form of external obsolescence.

Utilities

Utilities, including electricity, municipal water and sewer, in adjacent Union County, natural gas, and telephone are available in the area. But are currently not available to the subject via Mecklenburg County or Matthews, in part due to I-485 being a man-mde artificial barrier/restraint to feasible servicing.

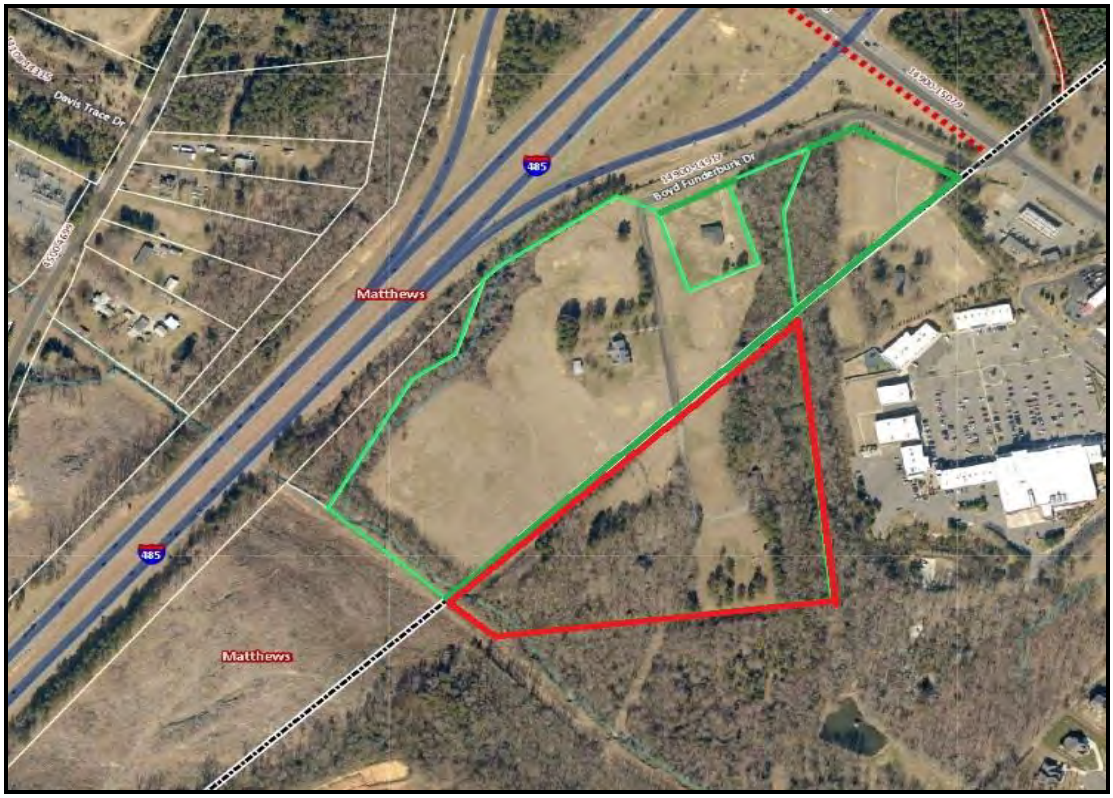
Summary

The neighborhood consists of a low density residential area, with limited retail development in Matthews, NC, in proximity to I-485. The location in proximity to the I-485 interchange will spurn growth in the immediate area.

[7] The Appraisal of Real Estate, 11th Edition, Appraisal Institute, Chicago, IL, Page 254

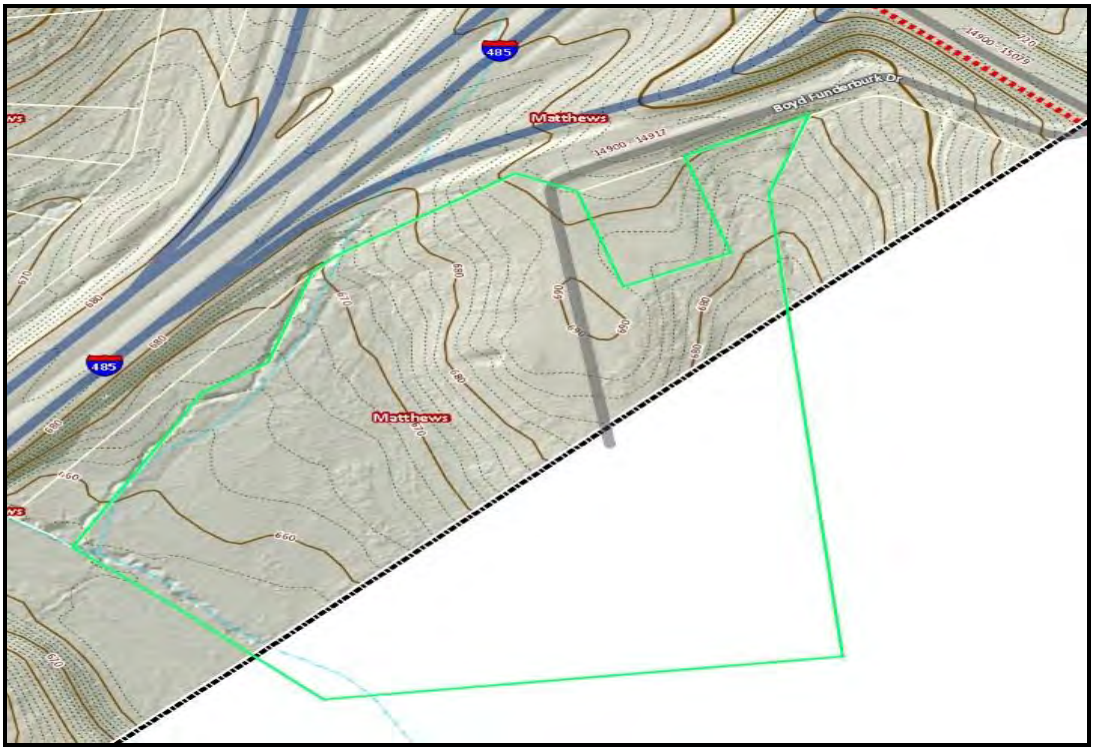
SITE ANALYSIS

Aerial



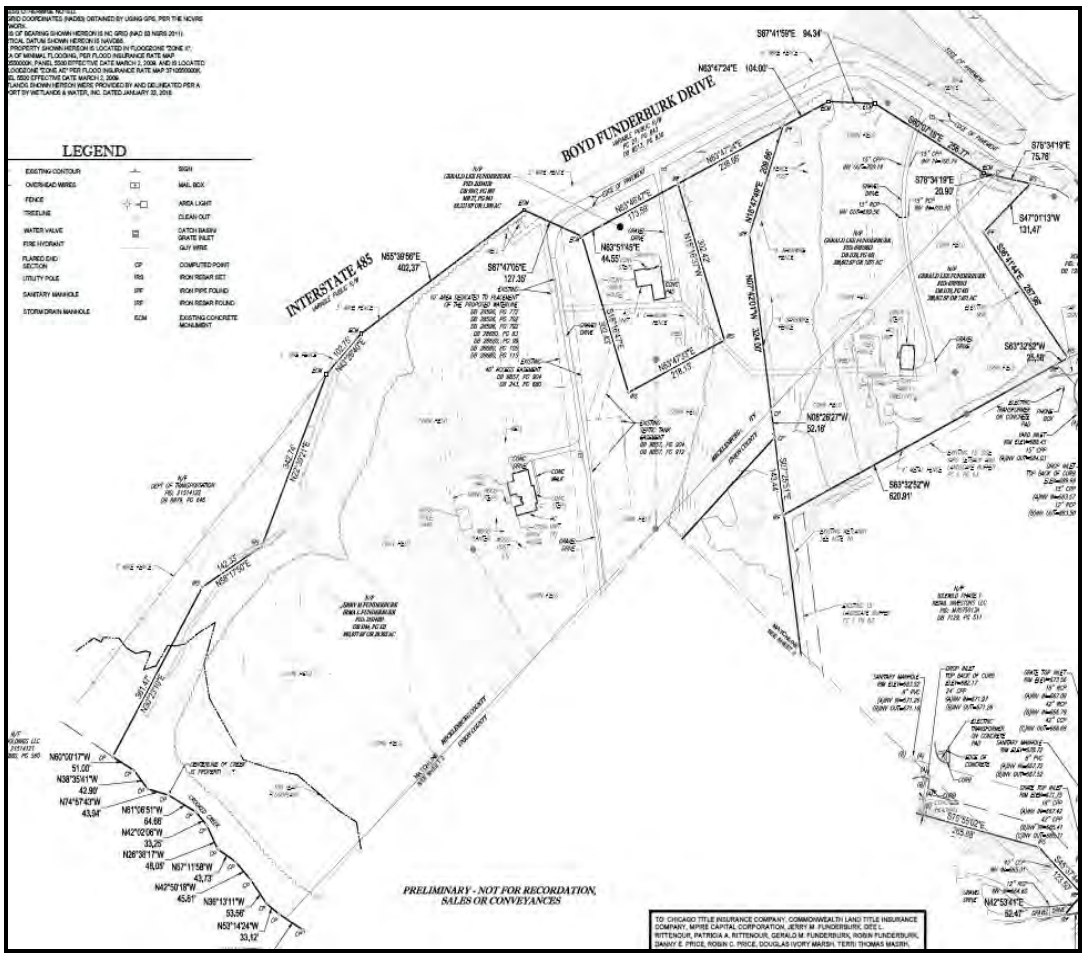
North is up.

Topography Map



North is up.

Survey



The site is irregular, containing 25.79 acres (gross) or 1,123,412 square feet of gross site area within three contiguous parcels, and is located just south of the I-485 interchange on Idlewild Road.

Topography and Soil Conditions

The topography of Mecklenburg County is generally rolling terrain. The subject's topography is level to gently sloping.

A soils report for the subject site has not been made available. Exposed surfaces appeared to be typical soil for the region. It is assumed that the soil bearing capacities of the subject site is adequate to support development. It is also an assumption of this report that no environmental or health hazards exist on the surface or subsurface on or surrounding the subject site. Any variation from this assumption could significantly affect the value estimated in this report.

Utilities

Private well, septic, electricity, and telephone are available to the subject. According to information provided to the appraisers, Mecklenburg County or Matthews will not be providing utilities to the site. Union County may provide utilities in the future.

Access and Visibility

The site is located on Boyd Funderburk Drive, just south of the I-485 interchange on Idlewild Road. Access to and from Boyd Funderburk Drive is good.

Summary of Site Data

Location:	Boyd Funderburk Drive, Matthews, Mecklenburg County, North Carolina 28104	
Total Site Size:	25.79 acres (gross), 1,123,412 square feet	
Excess / Surplus Land:	0.00 acres (0.0 square feet)	
Shape:	Irregular	
Frontage:	Boyd Funderburk Drive	
Access:	Good	
Topography:	Level to gently sloping.	
Flood Zone;	FEMA 3710550000L (2/19/2014, out, Zone X	
Easements:	Typical utility and cross access	
Utilities:	Private well, septic, electricity, and telephone	
Tax Parcels #:	Mecklenburg County: 21514103, 21514101, & 21514120	
Tax Analysis:	Land	$1,690,890
	Improvements	$396,200
	Other Improvements (Site)	$2,200
	Total	$2,089,290
Total Tax Rate (2019) Value Date	City Tax Rate	0.2800/$100
	County Tax Rate	0.6169/$100
	Police Tax Rate	0.0000/$100
	Fire Tax Rate	0.0000/$100
	Total Tax Rate	0.89690/$100
	Taxable Value	$2,089,290
	Tax Year 2019 PAID	$8,204.93
Zoning	R-15 (CD), R-VS, and B-1 (CD) by the City of Matthews.	
Site Improvements (existing):	Concrete and gravel driveways.	

Easements

A survey was not provided to the appraisers. The appraisers are not aware of any adverse easements, right-of-ways, or private deed restrictions that restrict development or use of the subject. Typical roadway, utility, and cross access easements are considered normal.

Zoning

The property is located in Matthews, and is subject to the City of Matthews Zoning Ordinance. According to the Rezoning Plan provided, the subject has been rezoned from R-15 to include three different districts. They are: R-VS – a higher density residential use, R-15 (CD) – minimal lot size is 15,000 sf, conditional use, and B-1 (CD) – Neighborhood Business, conditional use, no minimal lot size.

It should be noted that utilities are needed for the approved districts and densities, but are not currently available.

Flood Hazard Zone

The location of the subject property is shown on a FEMA Flood Insurance Rate Map Community 3710550000L (2/19/2014, out, Zone X.

Flood map depicted following.

Flood Map

Subject outlined in green. North is up.

Site Photographs

View of subject facing southeast from Boyd Funderburk Drive.

View of subject facing southeast from Boyd Funderburk Drive.

View of subject facing west from Boyd Funderburk Drive

View of subject facing west from Boyd Funderburk Drive.

HIGHEST AND BEST USE ANALYSIS

INTRODUCTION

Highest and best use is defined as:

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria that the highest and best use must meet sequentially are legal permissibility, physical possibility, financial feasibility, and maximum profitability."[8]

When analyzing the highest and best use, the land is considered as if vacant in order to identify the ideal improvements for the site. Consideration is given to possible alternative uses to which the site could be placed under the current land use regulations as well as surrounding trends and developments. The subjects site consists of 25.79 gross acres or 1,123,412 square feet on Boyd Funderburk Drive in Matthews, North Carolina. For the highest and best use analysis, the appraiser considers four criteria, which are as follows:

legal permissibility

physical possibility

financial feasibility

maximum profitability

The criteria is considered in sequential order because it would be unreasonable to determine the highest and best use of a property which is financially feasible but not legally permissible or physically possible.

Legally Permissible

To determine legally permissible uses of a site, research must be conducted to determine use limitations placed upon the site by private restrictions, zoning, building codes, historic district controls, environmental regulations, deed restrictions and any leases on the property. Only uses that conform to restrictions defined by the above limiting factors are considered legally permissible uses.

The property is located in Matthews, and is subject to the City of Matthews Zoning Ordinance. According to the Rezoning Plan provided, the subject has been rezoned from R-15 to include three different districts. They are: R-VS – a higher density residential use, R-15 (CD) – minimal lot size is 15,000 sf, conditional use, and B-1 (CD) – Neighborhood Business, conditional use, no minimal lot size.

It should be noted that utilities are needed for the approved districts and densities, but are not currently available.

Physically Possible

In estimating the highest and best use of a site, it is recognized that access, size, shape, area, frontage-to-depth ratio, and topography affect the utility of a site for various potential developments. The subject site contains 25.79 acres gross within three adjacent parcels.

Utilities available to the site include well and septic, electricity, and telephone service. Municipal utilities will not be provided by Mecklenburg County or Matthews and may be provided by Union County in the future.

The site is considered to be appropriate for any legally permissible use, which could physically fit within the legal boundaries.

Financially Feasible

Of the potential remaining land uses, which meet the first two criteria, a prospective development must be financially feasible. To determine the potential for financial feasibility, the most likely potential uses which meet the first two criteria are analyzed further to determine which are likely to produce an income or return equal to or greater than the amount needed to satisfy operating expenses, debt obligation, and capital amortization.

Based on current land sale indications, the site's zoning, and location, a residential use is considered financially feasible.

Maximally Productive

Consideration is given to the location of the subject along Boyd Funderburk Drive, in proximity to the I-485 interchange, and surrounding land uses.

Development of a residential use, which would benefit from the location in proximity to I-485 would be the maximally productive use. This would require access to sewer and water.

Highest & Best Use As Vacant

The highest and best use for the property as vacant, would be the development of a residential use, which would benefit from the location in proximity to I-485. This would require utilities.

[8] The Dictionary of Real Estate Appraisal, 3rd Edition, Appraisal Institute, Chicago, IL, Page 171

LAND SALES APPROACH

LAND SALES ANALYSIS

Introduction

An extensive investigation for local land sales was undertaken. Mecklenburg County and Union County deed records and tax information were searched. The comparables were verified by deeds and other public records or by parties to the transaction when possible.

Comparable Land Sales Discussion

The subject is located at Boyd Funderburk Drive in Matthews, NC, just south of the I-485 interchange on Idlewild Road.

The four comparable land sales represent competitive sites located in east Mecklenburg County.

The land sales are summarized in a table following the Sales Location Map.

Land Sales Location Map

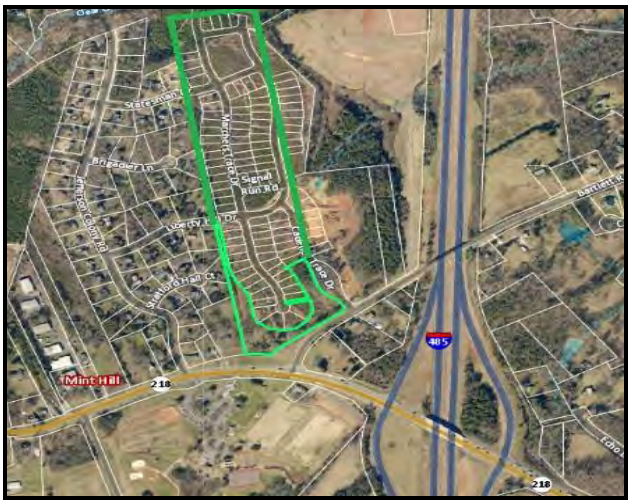
Unadjusted Land Sales Used in Analysis

Sales Location	Date	Price	Acres	$/SF	$/Acre
1) 8841 Fairview Road, Mint Hill, NC	06-18	$790,000	31.629	$0.57	$24,977
2) 7431 Cunningham Lane, Indian Trail, NC	03-19	$407,000	22.28	$0.42	$18,267
3) Idlewild Road, Indian Trail, NC	04-19	$760,000	24.00	$0.73	$31,666
4) 8501 Fairview Road, Mint Hill, NC	05-17	$412,500	12.356	$0.77	$33,385
-)	-	-	-	-	-
Minimum			12.356	$0.42	$18,267
Maximum			31.629	$0.77	$33,385
Mean			22.566	$0.62	$27,074

Explanation of Adjustments

These four land comparables indicated unadjusted prices ranging from $18,267 to $33,385 per acre and from $0.42 to $0.77 psf. These comparables are representative of similar sites in east Mecklenburg County, NC. The final analysis of the appraised site is quantified on a per square foot basis and calculated into the final land value.

Land Sale details are listed as follows:



Land Sale No. 1

Reference ID:	0000P38856
Property:	8841 Fairview Road Site
Location:	8841 Fairview Road, Mint Hill, Mecklenburg County, North Carolina 28227
Tax ID:	13901402
Grantor:	Williams Limited Partnership
Grantee:	Mattamy Carolina Corporation
Sale Date:	June, 2018
Sale Price:	$790,000
Condition of Sale:	Arm's length
Terms of Sale:	Cash to seller
Deed Reference:	Deed Book & Page 32765/579
Zoning:	Residential
Utilities:	All available
Topography:	Gently rolling
Land Size:	31.629 acres, 1,377,759 sf
Per Acre Price:	$24,977/acre
Per SF Price:	$0.57/sf

Remarks

This 31.629-acre site is located at 8841 Fairview Road in Mint Hill, North Carolina. The site was purchased by Mattamy Carolina Corporation for assemblage, in the development of a single family home community known as Cadence Mint Hill.

The sale for $790,000 indicates $24,977 per acre, $0.57 per square foot.

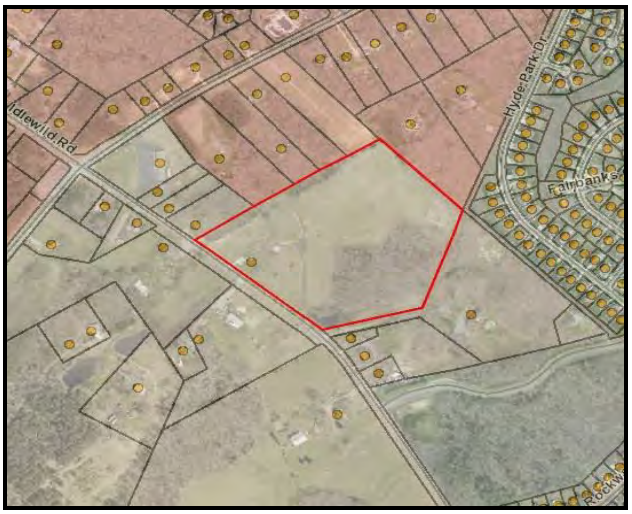
Land Sale No. 2

Reference ID:	0000P312952
Property:	Cunningham Lane Site
Location:	7431 Cunningham Lane, Indian Trail, Union County, North Carolina 28079
Tax ID	0701822
Grantor:	Bobby & Lila Morrison
Grantee:	Joseph & Stephanie Maus
Sale Date:	March, 2019
Sale Price:	$407,000
Condition of Sale:	Arm's length
Terms of Sale:	Cash to seller
Deed Reference:	Deed Book & Page 7329/154
Zoning:	R-40
Utilities:	All available
Topography:	Gently rolling
Land Size:	22.28 acres, 970,517 sf
Per Acre Price:	$18,267/acre
Per SF Price:	$0.42

Remarks:

This 22.28-acre acre site is located at 7431 Cunningham Lane in Indian Trail, North Carolina. The site was unimproved at the time of sale.

The sale for $407,000 indicates $18,267 per acre and $0.42 per square foot.



Land Sale No. 3

Reference ID:	0000P30989
Property:	Idlewild Road Site
Location:	Idlewild Road, Indian Trail, Union County, North Carolina 28079
Tax ID	07057015
Grantor:	Lois Belk
Grantee:	9 Ventures, LLC
Sale Date:	April, 2019
Sale Price:	$760,000
Condition of Sale:	Arm's Length
Terms of Sale:	Cash to seller
Deed Reference:	Deed Book & Page 7353/0020
Zoning:	R-20
Utilities:	All available
Topography:	Level
Land Size:	24.00 acres, 1,045,440 sf
Per Acre Price:	$31,666/acre
Per SF Price:	$0.73

Remarks

This 24.00 acre site is located on Idlewild Road, just south of Stevens Mill Road in Indian Trail, North Carolina.

At the time of sale, there was an older residence situated on the site, considered to have no contributory value.

The sale for $760,000 indicates $31,666 per acre, $0.73 per square foot.

Land Sale No. 4

Reference ID:	0000P39099
Property:	Fairview Road Site
Location:	8501 Fairview Road, Mint Hill, Mecklenburg County, North Carolina 28227
Tax ID	P/O 13901201
Grantor:	John F. Ferguson III
Grantee:	D & B Realty, LLC
Sale Date:	May, 2017
Sale Price:	$412,500
Condition of Sale:	Arm's length
Terms of Sale:	Cash to seller
Deed Reference:	Deed Book & Page 31930/848
Zoning:	R-5
Utilities:	All available
Topography:	Generally level
Land Size:	12.356 acres, 538,227 sf
Per Acre Price:	$33,385/acre
Per SF Price:	$0.77

Remarks:

This 12.356 acre site is located at 8501 Fairview Road, just west of the I-485 interchange in Mint Hill, North Carolina. The site is a portion of parcel #13901201, containing 12.356 acres, and has access via Large Oak Lane. There is pond in the center of the site.

The sale for $412,500 indicates $33,385 per acre and $0.77 per square foot.

Cumulative Adjustments

Following is an explanation of the "Cumulative Adjustments" applied to the land sales prior to "Other Adjustments" in order to reconcile each sale price for intangible occurrences, which could alter the sale prices. Additional adjustments for physical considerations are analyzed with the following sections identified as "Other Adjustments."

Property Rights Appraised

The subject is being valued in fee simple interest. Each of the sales involved in this analysis represent the transfer of fee simple interest, and no adjustments were required for differences in property rights.

Financing

No adjustments are applied for financing, as all sales were reported to be cash to seller or cash equivalent transactions. We are not aware of any atypical financing that would require an adjustment for cash equivalency.

Conditions of Sale

Each of the land sales are believed to be arms-length transactions without undue stimulus on either the seller or buyer, and no adjustment for condition of sale was necessary.

Market Conditions (Sale Date)

Typically, a review of previous sales activity, while conducting research on an appraisal assignment provides an indication of the rate of appreciation, or depreciation, of property values over time in the market area.

The sales took place between 2017 and 2019, and market conditions continued to improve during that period.

Therefore, a 2.0% annual appreciation rate is applied.

Below is a summary of the land sales after applying Cumulative Adjustments.

Cumulative Adjusted Land Sales Analyzed

Sales Location	Date	Price	Acres	$/SF	$/Ac
1) 8841 Fairview Road Mint Hill, NC	06-18	$790,000	31.629	$0.59	$25,779
2) 7431 Cunningham Lane Indian Trail, NC	03-19	$407,000	22.28	$0.43	$18,574
3) Idlewild Road Indian Trail, NC	04-19	$760,000	24.00	$0.74	$32,145
4) 8501 Fairview Road Mint Hill, NC	05-17	$412,500	12.356	$0.81	$35,211
-)	-	-	-		-
Minimum			$12.36	$0.43	$18,574
Maximum			$31.63	$0.81	$35,211
Mean			$22.57	$0.64	$27,927

Other Adjustments

Other adjustments summarize a variety of differences between the subject property and the comparables associated with the physical aspects of location, size, zoning, topography and available utilities. An attempt is made to quantify these adjustments with paired relationships extracted from actual historical market evidence. Any recognized adjustments deemed necessary without evidence of actual historical information have been quantified to a reasonable estimate based on conversations with active members of the real estate industry including brokers, appraisers, property managers, developers, owners, or bankers.

Location

Adjustments for location reflect the difference in value attributed to a property's specific location. This can be reflected in a corner location, area of town, location on a primary versus secondary roadway.

The subject is located on Boyd Funderburk Drive in Matthews, North Carolina, a short residential secondary road, just south of the I-485 interchange on Idlewild Road.

Sale 1 is located on Fairview Road in Mint Hill, North Carolina, just west of the I-485 interchange on Fairview Road. This location is considered similar and no adjustments are applied.

Sale 2 is located on Cunningham Lane in Indian Trail, North Carolina, a secondary road in a more rural/suburban area, with less development. This location is considered inferior and an adjustment is applied.

An analysis of the average of the cumulative adjusted Sales 1, 3, and 4, as compared to Sale 2, indicates a 40% difference in price. A tempered negative adjustment is applied, which considers that other factors may be influencing the indication.

Sale 3 is located on Idlewild Road in Indian Trail, North Carolina, just south of Stevens Mill road. This location is considered similar and no adjustments are applied.

Sale 4 is located on Fairview Road in Mint Hill, North Carolina, just west of the I-485 interchange on Fairview Road. This location is considered similar and no adjustments are applied.

The location adjustments applied to the land sales, if any, are summarized below:

Location adjustments applied to land sales

Sale Property	Date	Acres	Adj. Price	% Adjust
1) 8841 Fairview Road, Mint Hill, NC	06-18	31.629	$25,779	0.0%
2) 7431 Cunningham Lane Indian Trail, NC	03-19	22.28	$18,574	30.0%
3) Idlewild Road, Indian Trail, NC	04-19	24.00	$32,145	0.0%
4) 8501 Fairview Road Mint Hill NC	05-17	12.356	$35,211	0.0%
-)	-	-	-	

Access

The subject and each of the sale has good access. No adjustments are applied.

The access adjustments applied to the land sales, is any are summarized below:

Access adjustments applied to land sales

Sale Property	Date	Acres	Adj. Price	% Adjust
1) Good, Mint Hill, NC	06-18	31.629	$25,779	0.0%
2) Good, Indian Trail, NC	03-19	22.28	$18,574	0.0%
3) Good, Indian Trail, NC	04-19	24.00	$32,145	0.0%
4) Good, Mint Hill, NC	05-17	12.356	$35,211	0.0%
-) ,	-	-	-	0.0%

Visibility

Each of the sales has similar visibility as compared to the subject, and no additional adjustments are required in addition to what was considered in location adjustments.

Size

The comparables range in size from 12.356 to 31.629 acres, compared with the subject site containing 25.79 acres.

Typically smaller sites sell for a higher price per square foot than larger sites.

A paired analysis of sales 2 and 3, and sales 3 and 4 do indicate support a size adjustment. Adjustments are applied.

The size adjustments, if any are indicated in the following table.

Land Sales Size Adjustments

Sale Location	Date	Land (ac)	$ / SF	Size Adjust
1) 8841 Fairview Road, Mint Hill, NC	06-18	31.629	$0.57	0.0%
2) 7431 Cunningham Lane, Indian Trail, NC	03-19	22.28	$0.42	0.0%
3) Idlewild Road, Indian Trail, NC	04-19	24.00	$0.73	0.0%
4) 8501 Fairview Road, Mint Hill, NC	05-17	12.356	$0.77	0.0%
-)	-	-	-	0.0%
	Max	12.356		
	Min	31.63		

Topography/Environmental

This area of adjustment involves the inherent aspects of each parcel. Some factors for consideration include topography, flood plain, tree cover, and soil conditions.

The utility of the subject's site area is considered and compared to all of the sales. The utility of the subject is considered similar to the sales and no adjustments are applied.

Utilities

The subject is located in Mecklenburg County and straddles the Mecklenburg / Union County border. As of the effective date, the subject does not have access to municipal utilities. The site may have access to municipal utilities through Union County in the future if approved.

Sales 1 and 4 have all municipal utilities available to the site or in proximity to the site, and are considered superior. Adjustments are applied.

Sale 2 is located in an outlying area more rural residential area with less development. Municipal utilities to this rural area will likely take a number of years. This is considered similar to the subject and no adjustments are applied.

Sale 3 has municipal water and septic available and is considered superior. An adjustment is applied.

As previously discussed, an analysis of the average of the cumulative adjusted Sales 1, 3, and 4, as compared to Sale 2, indicates a 40% difference in price. A portion of the variance is determined to be locational.

Based on the comparison of Sales 1, 3 and 4, with Sale 2, a tempered 10% adjustment is supported, and applied. This adjustment is considered to be attributed to the lack of available municipal utilities, and the likely lag in when they will be available.

Zoning

According to the Planning Department, the subject is designated as R-15 (CD), R-VS, and B-1 (CD). The R-15 Single-Family Residential District is established to provide an environment exclusively for single family housing at a low density of population and structures. Each of the sales have similar zoning allowing for similar development. No adjustments are applied for zoning.

Summary of Adjusted Land Sales

After applying the cumulative and other adjustments accordingly, a summary of the comparable land sale prices adjusted for comparison to the subject, are listed in the following table.

Final Adjusted Land Sales Analyzed

Sales Location	Date	Acres	$/SF	$/Acre
1) 8841 Fairview Road Mint Hill, NC	06-18	31.629	$0.53	$23,201
2) 7431 Cunningham Lane Indian Trail, NC	03-19	22.28	$0.55	$24,147
3) Idlewild Road Indian Trail, NC	04-19	24.00	$0.66	$28,930
4) 8501 Fairview Road Mint Hill,	05-17	12.356	$0.73	$31,690
-)	-	-		
-)	-	-		
Minimum			$0.53	$23,201
Maximum			$0.73	$31,690
Mean			$0.62	$26,992

LAND VALUE CONCLUSION

The four adjusted land sales indicate adjusted prices ranging from $0.53 to $0.73 per square foot or $23,201 to $31,690 per acre.

Each of the sales is considered in the analysis, with equal weight placed on each of the sales. The value is estimated at $773,700, and rounded to $774,000.

The land value is estimated and based on $30,000 per acre for the site area, as vacant, and calculates to be $773,700 ($30,000 x 25.79 acres), and rounded to $774,000.

Land Value Conclusion

Land Area		Unit Value	Total
25.79 acres 1,123,412 SF	X	$30,000 SF =	$773,700
Other			$0
		Total	$773,700
		Rounded	$774,000

Land Sale Grid 1

Comparison	Subject (ID#0000P42846)	No. 1 (ID#0000P38856)		No. 2 (ID#0000P312952)		No. 3 (ID#0000P30989)	
Property	Boyd Funderburk Drive Site	8841 Fairview Road		7431 Cunningham Lane		Idlewild Road Site	
Street	Boyd Funderburk Drive	8841 Fairview Road		7431 Cunningham Lane		Idlewild Road	
City / State	Matthews / NC	Mint Hill / NC		Indian Trail / NC		Indian Trail / NC	
County	Mecklenburg	Mecklenburg		Union		Union	
Site Data							
Land Type	Residential Site	Land, Residential		Land, Residential		Land, Residential	
Size (acres)	25.79	31.629		22.28		24.00	
Size (sq. Ft.)	1,123,412	1,377,759		970,517		1,045,440	
Number of Units	-	-		-		-	
Zoning	R-15 (CD), R-VS, and B-1 (CD)	Residential		R-40		R-20	
Utilities	Private well, septic, electricity, and telephone	All available		All available		All available	
Access	Good	Good		Good		Good	
Topography	Level to gently sloping	Gently rolling		Gently rolling		Level	
Sale Data							
Sale Date		06-18		03-19		04-19	
Transaction Type		Deed		Deed		Deed	
Rights Conveyed		Fee simple		Fee Simple		Fee simple	
Financing Terms		Cash to seller		Cash to seller		Cash to seller	
Condition of Sale		Arm's length		Arm's length		Arm's Length	
Indicated Sale Price		$790,000		$407,000		$760,000	
Indicated Price / AC		$24,977		$18,267		$31,666	
Indicated Price / Unit		-		-		-	
Indicated Price / SF		$0.57		$0.42		$0.73	
Cumulative Adjustments		Adj. %	Condition	Adj. %	Condition	Adj. %	Condition
Rights Adjustment	- - - -	0.00%	Fee simple	0.00%	Fee Simple	0.00%	Fee simple
Financing Terms Adjustment	- - - -	0.00%	Cash to seller	0.00%	Cash to seller	0.00%	Cash to seller
Condition of Sale Adjustment	- - - -	0.00%	Arm's length	0.00%	Arm's length	0.00%	Arm's Length
Market Condition Adjustment	Est. 2.0% Annual Inflation	3.21%	06-18	1.68%	03-19	1.51%	04-19
Total Cumulative Adjustments		3.21%	$815,359	1.68%	$413,838	1.51%	$771,476
Total Cumulative Adj. $/AC			$25,779		$18,574		$32,145
Total Cumulative Adj. $/SF	Eff. Date 01-27-20		$0.59 / SF		$0.43 / SF		$0.74 / SF
Total Cumulative Adj. $/Unit			- / Unit		-/ Unit		- / Unit
Other Adjustments		Adj. %	Condition	Adj. %	Condition	Adj. %	Condition
Location		0.0%	Similar	30.0%	Inferior	0.0%	Similar
Visibility		0.0%	Similar	0.0%	Similar	0.0%	Similar
Access		0.0%	Similar	0.0%	Similar	0.0%	Similar
Size		0.0%	Similar	0.0%	Similar	0.0%	Similar
Density		0.0%	Similar	0.0%	Similar	0.0%	Similar
Razing		0.0%	Similar	0.0%	Similar	0.0%	Similar
Topography		0.0%	Similar	0.0%	Similar	0.0%	Similar
Utilities		-10.0%	Superior	0.0%	Similar	-10.0%	Superior
Zoning		0.0%	Similar	0.0%	Similar	0.0%	Similar
Total Adjusted Price		-10.0%	$733,823	30.0%	$537,989	-10.0%	$694,328
Total Adjusted Price / AC			$23,201 / Acre		$24,147 / Acre		$28,930 / Acre
Total Adjusted Price / Unit			- / Unit		- / Unit		- / Unit
Total Adjusted Price / SF			$0.53 / SF		$0.55 / SF		$0.66 / SF

Land Sale Grid 2

Comparison	Subject (ID#0000P42846)	No. 4 (ID#0000P39099)			
Location	Boyd Funderburk Drive Site		Fairview Road Site		
Street	Boyd Funderburk Drive		8501 Fairview Road		
City / State	Matthews / NC		Mint Hill / NC		
County	Mecklenburg		Mecklenburg		
Site Data					
Property Type	Residential Site		Land, Residential		
Size (acres)	25.79		12.356		
Size (sq. Ft.)	1,123,412		538,227		
Number of Square feet	-		-		
Zoning	R-15 (CD), R-VS, and B-1 (CD)		R-5		
Utilities	Private well, septic, electricity, and telephone		All available		
Access	Good		Good		
Topography	Level to gently sloping		Generally level		
Sale Data					
Sale Date			05-17		
Transaction Type			Deed		
Rights Conveyed			Fee Simple		
Financing Terms			Cash to seller		
Condition of Sale			Arm's length		
Indicated Sale Price			$412,500		
Indicated Price / Ac			$33,385		
Indicated Price / Unit			-		
Indicated Price / SF			$0.77		
Cumulative Adjustments	- - - -	Adj. %	Condition		
Rights Adjustment	- - - -	0.00%	Fee Simple		
Financing Terms Adjustment	- - - -	0.00%	Cash to seller		
Condition of Sale Adjustment	- - - -	0.00%	Arm's length		
Market Condition Adjustment	Est. 2.0% Annual Inflation	5.47%	05-17		
Total Cumulative Adjustments		5.47%	$435,064		
Total Cumulative Adj. $/Acre			$35,211 / Ac		
Total Cumulative Adj. $/Unit			- / Unit		
Total Cumulative Adj. $/SF	Eff. Date 01-27-20		$0.81 / SF		
Other Adjustments		Adj. %	Condition		
Location		0.0%	Similar		
Visibility		0.0%	Similar		
Access		0.0%	Similar		
Size		0.0%	Similar		
Density		0.0%	Similar		
Razing		0.0%	Similar		
Topography		0.0%	Similar		
Utilities		-10.0%	Superior		
Zoning		0.0%	Similar		
Total Adjusted Price		-10.0%	$391,558		
Total Adjusted Price / Acre			$31,690 / Acre		
Total Adjusted Price / Unit			- / Unit		
Total Adjusted Price / SF			$0.73 / SF		

RECONCILIATION

In the foregoing analysis, the value of the subject's fee simple interest has been analyzed under the sales comparison approach.

Exposure Time

The exposure period is a function of price, time and use and not an isolated opinion of time alone. Exposure time is the period necessary to have a willing and able buyer and a willing and able seller to reach a "meeting of the minds" at the above stated market value. Considering the above information and analysis, the exposure time for the subject property is estimated to be 6 – 12 months.

Summary of Analysis

The research and analysis revealed sales and good market conditions in the subject's surrounding area. The success and the realization of the value estimate through a sales comparison analysis considers that the general trends of development in the area and specific interest around the subject remains solid.

The Direct Sales Comparison Approach reflects the thinking and behavior of informed rational purchasers. The strength of the sales approach is based on the availability of good comparable data. The market approach indicated a value of $774,000.

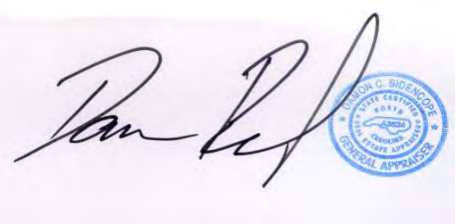
Based on the enclosed data and analysis, it is our opinion that the market value of the fee simple interest of the real property, as of January 27, 2020, is estimated to be:

SEVEN HUNDRED SEVENTY FOUR THOUSAND DOLLARS

$774,000

Cordially,

BIDENCOPE & ASSOCIATES



Damon C. Bidencope, MAI
MAI # 11991, State Certified General Appraiser NC #A3624 / SC #2690

Debra Mahon
State Certified Residential Appraiser NC #A6723, SC #7519

BIDENCOPE & ASSOCIATES
224 South Caswell Road
Charlotte, North Carolina 28204
704.332.3232 phone / 704.332.3226 fax

DamonBidencope@Bidencope.com

MINUTES
BOARD OF COMMISSIONERS SPECIAL MEETING
HOOD ROOM, MATTHEWS TOWN HALL
FEBRUARY 24, 2020 – 5:30 PM

PRESENT: Mayor John Higdon; Mayor Pro Tem Renee Garner; Commissioners Dave Bland, Jeff Miller, John Urban and Larry Whitley

ALSO PRESENT: Town Manager Hazen Blodgett; Assistant Town Manager Becky Hawke; Town Clerk Lori Canapinno; Town Attorney Charles Buckley*

The Board of Commissioners met to discuss filling a Commissioner vacancy. Consensus was not reached so the Board will continue the discussion at a future meeting.

MINUTES
BOARD OF COMMISSIONERS MEETING
HOOD ROOM, MATTHEWS TOWN HALL
FEBRUARY 24, 2020 - 7:00 PM

PRESENT: Mayor John Higdon; Mayor Pro Tem Renee Garner; Commissioners Dave Bland, Jeff Miller, John Urban and Larry Whitley; Commissioner Ken McCool (portion)

ALSO PRESENT: Town Attorney Charles Buckley; Town Manager Hazen Blodgett; Assistant Town Manager Becky Hawke; Town Clerk Lori Canapinno; Communications Coordinator Maureen Keith; Finance Director Beth Blair; Planning and Development Director Jay Camp; Parks, Recreation and Cultural Resource Department Director Corey King; Town Engineer Susan Habina Woolard; Police Chief Clark Pennington

REGULAR MEETING CALLED TO ORDER

Mayor Higdon called the meeting to order at 7:00 pm.

SAFETY MINUTE

Town Manager Hazen Blodgett reviewed safety protocols.

INVOCATION

Mr. Urban rendered an invocation.

PLEDGE OF ALLEGIANCE

Mayor Higdon led the audience in the pledge.

ITEMS TO BE ADDED TO THE AGENDA

None

PUBLIC COMMENT

Cory Hughes, 1722 Reverdy Oaks Drive, Matthews spoke about the process to fill the seat vacated by former Commissioner Barbara Dement. He urged the Board to appoint Ken McCool, who ran in the November 2019 election and lost a position by only thirteen votes. Choosing Mr. McCool would show that the Board was willing to embrace the voice of the voters.

CONSENT AGENDA

A. Approve Minutes of the February 10, 2020 Board of Commissioners Meeting
B. Approve Minutes of the January 21 & 29, 2020 Board of Commissioners Special Meetings
C. Approve Easement Agreement with Lat Purser & Associates for Crestdale Heritage Trail
D. Approve Resolution on Preauthorization for Credit Card Purchases
E. Approve Resolution Regarding the Designation of An Official to Make Recommendations to North Carolina Alcoholic Beverage Control Commission
F. Approve Fiscal Year 2020 Audit Contract
G. Approve Registration for Commissioner Miller to School of Government Course
H. Approve Budget Ordinance Amendments to:
    1) Appropriate Funds for the Sam Newell Road Multiuse Path in the Amount of $108,257.00
    2) Recognize General Funds Appropriated for Sam Newell Road Multiuse Path in the Amount of $108,257.00
    3) Allocate Fund Balance for Conceptual Downtown Streetscape Design Work in the Amount of $35,814.00
    4) Recognize Federal Seized Funds in the Amount of $5,366.16
    5) Recognize Loan Proceeds from BB&T for LED Lights in the Amount of $300,000.00

Motion by Mr. Whitley to approve consent agenda items A through H5. The motion was seconded by Mr. Bland and unanimously approved.

UNFINISHED BUSINESS

Zoning Application 2019-707/Brace Y: to change the zoning conditions in that certain R/I(CD) district on that certain property commonly referred to as the Brace YMCA and being designated as 3127 Weddington Road and further designated as Tax Parcel 227-562-01 to accommodate the replacement of the existing athletic field *(deferred from February 10, 2020)*

Planning Director Jay Camp thanked the Brace YMCA representatives and citizens who continued to meet with staff to work through the issues. He noted that language was added to ensure that the path for which the easement is being sought will be prohibited from being built for ten years.

Motion by Mr. Urban to approve Zoning Application 2019-707 as most currently amended. It is consistent with the Matthews Land Use Plan as the proposed change of conditions allows the YMCA to relocate sports fields that are to be removed as a result of the construction of a new I-485 interchange, and the rezoning is consistent with the Land Use Plan as it allows for the continued R/I usage of property that is specifically referenced in the Matthews

Land Use Plan. The rezoning is reasonable as it provides for a similar number of sports fields as currently exists, while providing screening and limits on lighting and sound to mitigate the impact to adjoining residential properties. The motion was seconded by Mr. Whitley and unanimously approved.

CONSIDER COST-SHARING FOR TOWN HALL/LIBRARY BUILDING MAINTENANCE

Town Manager Hazen Blodgett reviewed options for cost sharing based on the discussion from the previous meeting. The three options include charging the library a one-time capital catch-up cost of $172,750, plus a per-square foot cost of $1.77, which would amount to $26,054 annually. The second option would charge a square foot rate of $4.50, amounting to $66,240 annually. The third option would charge a square foot rate of $3.00, amounting to $44,100 annually. Research has shown is the typical CAM (common area maintenance) fee for this type of use in the Matthews area. All three options would include an annual escalator.

Motion by Mr. Miller to authorize the Town Manager and Town Attorney to discuss the issue with the County library system, using the third option/CAM fee of $3.00 per square foot. The motion was seconded by Mr. Urban and unanimously approved.

NEW BUSINESS

RECEIVE MONTHLY BUDGET REPORT

Finance Director Beth Blair reviewed the report through January 2020. Revenues are tracking well; property tax revenue is projected to come in at 3% over the annual budgeted amount. Tourism fund expenditures were greater than revenues year to date due to the transfer of $473,000 to the CIP account for work on the Crestdale Community Trail and Matthews-Mint Hill Road.

Mr. Urban asked if the property tax increase is due to the onboarding of new development projects. Mr. Blodgett explained that is unclear as Mecklenburg County issues the data. The County factored in a 4% appeal rate on property revaluations and year to date the appeal rate is only 3.55%.

RECEIVE PRESENTATION ON RECOMMENDATIONS FOR STEVENS CREEK NATURE PRESERVE SUBAREA STUDY

Parks, Recreation and Cultural Resource Department Director Corey King explained that the Stevens Creek Nature Preserve should be completed later this spring. The site is in Mint Hill, but very close to Matthews. The intent is to make it easier for Matthews residents to access the site by walking and/or biking to it. The Town partnered with VHB to develop a plan for the area. Lubya Zuveya from VHB will present the recommendations.

Ms. Zuyeva noted that this will be a great amenity for the surrounding area. The review process started with public outreach to see what types of facilities people wanted. Sidewalks, shared use paths, bike lanes and pedestrian crossing improvements all seen as important. People have interest in biking but are concerned about sharing the road with fast-moving vehicles, so shared use paths and greenway facilities allow people to bicycle who might not otherwise feel comfortable doing so.

Some of the key recommendations include developing a ten-foot sidepath for Idlewild Road. *Sidepath* is the term for greenways or shared use paths – typically 10-16 feet wide with space for pedestrians and bicyclists - that are adjacent to a major road corridor. Ms. Zuyeva recommended that the Town apply for grants, as this would connect to other facilities and so would be well-positioned to compete for regional and state funding in the future. Intersection crossing improvements should be made at Idlewild Road and Thompson Road to allow safer movement for

pedestrians, perhaps with a pedestrian hybrid beacon with flashing lights. There are two options for a sidepath on Phillips Road: keep it on the west side or place it on the east side and cross over at Mount Harmony Church Road. The Town should consider a high visibility pedestrian crossing there. Intersection improvements at Phillips Road and Stallings Road should include a high visibility crosswalk. Ms. X noted the Stallings Rd sidepath is part of future Carolina Thread Trail alignment. She then discussed the future planned greenway section at Creekside Drive and Idlewild Road, noting that a pedestrian bridge would connect the future greenway to the residential area, so it should be included on local plans and pursued when the property is developed in the future.

Public input was sought starting last summer. The draft recommendations were presented to the steering committee in October and to the general public in November and December. Sidepaths were generally received well. Significant feedback was heard from the Windrow neighborhood. That feedback promoted the removal of bike paths through the Windrow neighborhood. It's recommended that the Town consider additional improvements for the neighborhood regarding walkability and traffic calming, and staff should meet with residents again to discuss these issues and identify some of the key safety concern areas.

Next steps include posting the draft plan for public review and comment. A map of the draft recommendations can be found at bit.ly/WalktoStevensCreek. This will be back to the Board of Commissioners for approval on March 23. If the plan is adopted, it will still take time – a few years – before any major improvements could be made.

Mayor Higdon asked about costs, and Ms. Zuyeva said the number one priority item – the Idlewild Road sidepath – would cost about $3.8 million, but the Town would seek funding partnerships from CRTPO (Charlotte Regional Transportation Planning Organization) and NCDOT (North Carolina Department of Transportation). Mr. Miller asked about the sidepath – it looked in some photos like it would be at the edge of curb. Ms. Zuyeva clarified that it would typically be offset by five to eight feet from the road for drainage reasons and as a safety buffer, when geography allows. Mr. Urban asked why a memorandum of understanding or some type of easement or other agreement couldn't be used to depict future bike paths in the Windrow neighborhood. He understands they were removed from the plan based on resident feedback, but he said there were residents in the meeting he attended who were in favor of the paths but were afraid to speak up at that time. He believes it would be a mistake to remove them completely and doesn't want staff or the Board to forget about the option in the future. Mr. King explained that the Town plans on installing some examples around town and when it's time to revisit this, those installations might be able to assuage some fears. And while the bike paths were removed from this particular study, the general idea of neighborhood side routes are still very much an idea staff will pursue. Mr. Blodgett noted that plans aren't static, and resident opinions may change over the years. He also noted NCDOT's very recent policy change which says that if these betterments are on a plan and NCDOT comes in with a transportation project, they will pay for the improvements listed on the plan rather than requiring the Town to pay for them in full. It's important to get the plan adopted so that in the future it can be shown to NCDOT.

CONSIDER GRADE INCREASE FOR LANDSCAPE MAINTENANCE WORKER POSITION

Human Resources Director Tonya McGovern reviewed this request to increase the Landscape Maintenance Worker position from grade 12 to grade 13. There's typically a 5% difference and employees hired in for this job are often transferring to a different position. Discussion ensued regarding rates of pay

Motion by Mr. Whitley to approve an adjustment to the Town of Matthews Pay Plan, placing the Landscape Maintenance Worker classification in Pay Grade 13 and providing a 5% pay adjustment for the two employees currently in this classification. The motion was seconded by Mr. Miller an unanimously approved.

CONSIDER REQUEST TO PURSUE COMMUNITY DEVELOPMENT BLOCK GRANT FOR NORTH AMES STREET (PORTION)

Town Engineer Susan Habina Woolard explained that staff would like to pursue another Community Development Block Grant (CDBG). This funding source was last used for the Crestdale Heritage Trail. The eligible areas of town have changed, and the Crestdale area no longer qualifies. There is a project that would qualify now in the North Ames Street area. Between Matthews Street and the North End development there's what's commonly called a ribbon street: the roadway has narrow pavement and only some curb and gutter and some sidewalk. There is lots of development activity and general activity in the area and it would be great to fill in the sidewalk there.

There are some preliminary plans in place that show the extension of the sidewalk on the east side of the street, but no plans extending the sidewalk on the west side. This is a two stage request. The CDBG program doesn't fund construction dollars until design plans are in place, and the Town doesn't have design plans for this section. The intent is to break this project into two phases, with the first application to include the required environmental document, design of the sidewalk, and right of way acquisition. These are federal funds so federal rules would be followed. Staff has also included information for the second phase, which would be for construction.

CDBG funds can't be used to widen roads, but they do cover sidewalks. Therefore, staff is proposing a project that would set the curb and sidewalk for the gap, and the Town would patch back the small sliver of asphalt between the existing and new curb. The memo references a 5% match, but in total it would really be about 12% once the Town funds the additional asphalt work and the required environmental document. The request is for the Board to allow staff to submit a request to CDBG for fiscal year 21 for the first phase of the project. It would cost about $112,000 with $100,000 being reimbursed through CDBG.

Mr. Whitley asked why the Crestdale area was no longer eligible. Mr. Blodgett explained that there are thresholds of low and moderate income that must be met, and apparently Crestdale no longer meets those figures. Mr. Miller questioned why the improvements couldn't be made by developers at no cost to the Town as the street continues to develop. Ms. Habina Woolard said that could happen but no one knows when that development would occur – people might be walking in the street for a long time because of the gap. Mr. Miller asked about future costs. Ms. Habina Woolard explained that the Town's commitment in the first phase is $12,300, and the total commitment including phase two would be around $41,000.

Mr. Blodgett noted that at the end of the project, there would be curb and gutter and sidewalk on the 51 side, but not on the opposite/downtown side. Ms. Habina Woolard agreed, saying it could be designed in partnership but the downtown side has more parcels with houses closer to the road so that side would need a lot more work.

Motion by Mr. Urban to authorize staff to submit a request to the Mecklenburg County-Community Development Block Grant FY 2021 for funding the first phase of the North Ames Street sidewalk project in the amount of $112,300, with $100,000 coming from CDBG funds and $12,300 from the Town. The motion was seconded by Mr. Bland and unanimously approved.

CONSIDER REQUEST TO PURSUE GRANT THROUGH BUREAU OF JUSTICE ASSISTANCE FOR STOP SCHOOL VIOLENCE PROGRAM

Police Chief Clark Pennington reviewed this opportunity to apply for STOP School Violence grant through the Bureau of Justice Assistance. This is a zero match grant, meaning the Town would not have to pay any funding but would receive training and equipment to identify and hopefully prevent school violence. This program would target the ten schools in Matthews. The Police Department is still working with the school system and seeking approval for their inclusion in the program. Staff seeks the Board's permission to apply if they're able to get all the signatures from the schools.

The program would bring in trained professionals for school threat assessment and mental health components. It also includes a threat assessment tool, first responder training, technical assistance and social network monitoring. This a three year program would be a reimbursement to the town, but there would be zero costs to the Town in the end. The costs would be $416,000 in the first year; $127,000 in the second year and $134,000 in the third year.

Motion by Mr. Whitley to authorize the police chief to pursue a grant through BJA that would provide resources and training to the agency and expand training opportunities to public safety personnel as well as teachers and students in area schools. The motion was seconded by Mr. Miller and unanimously approved.

REVIEW STAFF COMMENTS TO NCDOT ON U-2509/US 74 IMPROVEMENTS

Town Engineer Susan Habina Woolard noted that staff attends NCDOT's public hearings, listens to the feedback of Matthews meeting attendees, read the environmental documents for key issues, and review the plans to ensure what's shown meets Matthews' expectations. This occurred for the U-2509/US 74 improvements project. The Town isn't required to submit written comments, but staff likes to do so. The Board is being asked to review staff's comments and add/revise as necessary.

Ms. Habina Woolard reviewed the draft comments (Exhibit #1 hereby referenced and made a part of these minutes). By consensus the Board agreed with the issues raised by staff. Mayor Higdon commented staff for their thorough review.

CONSIDER REQUEST FOR TICKET SALES AT FULLWOOD THEATER – HABITAT AND WILDLIFE KEEPERS

Parks, Recreation and Cultural Resource Department Director Corey King reviewed this request from HAWK (Habitat and Wildlife Keepers) to rent Fullwood Theater for a speaking event. The speaker charges a fee for the presentation, so HAWK request to charge $10 per person to recover costs. Staff has no concerns with the request.

Motion by Mr. Miller to approve the request by Habitat and Wildlife Keepers to sell tickets for admission as part of the rental of Fullwood Theater on September 13, 2020 from 1-4 pm. The motion was seconded by Mr. Urban and unanimously approved.

CONSIDER REQUEST FOR TICKET AND MERCHANDISE SALES AT FULLWOOD THEATER – OUR LADY OF FATIMA ROSARY GROUP

Mr. King reviewed this request from Our Lady of Fatima Rosary Group to rent Fullwood Theater for a musical production. They're requesting to sell tickets, CDs and books related to the production. The group has established itself as a nonprofit. Staff has no concerns with the request.

Mr. Whitley asked about ticket prices. Mr. King explained that staff doesn't typically ask for that information. Mr. Miller noted the group's stated intent to donate proceeds and asked to what entity the proceeds would be donated. Mr. King explained the funds would be donated to prolife organizations.

Mr. Whitley reiterated his desire to know the ticket cost before making a decision. By consensus the Board agreed to defer action on this item until March 9, 2020.

MAYOR'S REPORT

Mayor Higdon noted the resignation of former Commissioner Barbara Dement, saying the Board is grateful for her work and wishes her well. The Board is still working to decide how to fill her seat, and the issue will be discussed at a meeting soon after the Planning Conference.

Mayor Higdon asked for an update on tornado debris cleanup. Mr. Blodgett explained that NCDOT has started working on the DOT rights of way. All of the debris is being dumped at Purser Hulsey Park. Staff needs to get a full accounting of costs, as no federal or state funding is available. Mayor Higdon spoke of a citizen's request to pick

wood out of the debris piles; Mr. Urban noted Public Works Director CJ O'Neill's comments that the Town can't accommodate that, but that people can pick wood up off the road if they want to.

Mr. Miller requested a ten-minute recess.

RECESS

After returning from recess, Mr. Miller made a motion to add an item to the agenda to consider filling the Commissioner vacancy. The motion was seconded by Ms. Garner and passed 5-1 with Higdon, Garner, Miller, Urban and Whitley in favor and Bland in opposition.

Motion by Mr. Miller to appoint Ken McCool as Commissioner to replace Barbra Dement. The motion was seconded by Mr. Whitley and passed 4-2 with Higdon, Garner, Miller and Whitley in favor and Bland and Urban in opposition.

SWEARING IN OF COMMISSIONER KEN MCCOOL

Ken McCool was sworn in by Mayor Higdon to fill the unexpired Commissioner term through 2021.

ATTORNEY'S REPORT

None

TOWN MANAGER'S REPORT

Mr. Blodgett noted that the 2020 Planning Conference starts this week on Thursday evening and runs through Sunday.

ADJOURNMENT

Motion by Mr. McCool to adjourn. The motion was seconded by Mr. Whitley and unanimously approved. The meeting adjourned at 8:43 pm.

Respectfully submitted,

Lori Canapinno
Town Clerk

DRAFT

Town of Matthews Public Works

1600 Tank Town Road
Matthews, NC 28105
704.847.3640
fax 704.845.2488

EXHIBIT 1

February 17, 2020

John F. Sullivan, III, PE
Federal Highway Administration
310 New Bern Avenue, Suite #410
Raleigh, NC 27601

Laura Sutton, PE
Project Manager Team Lead
1548 Mail Service Center
Raleigh, NC 27699-1548

Subject: U-2509 US 74 Improvements and Parallel Routes Improvements Environmental Assessment (EA) and Public Hearing Maps

The Town of Matthews, with this letter and attached maps, is providing public comment on U-2509 US 74 Improvements. Staff wrote these same comments directly on the U-2509 maps, sent under separate cover via email to Wilson Stroud and Don Brown. The Town respectfully submits the following comments on the EA and Public Hearing Maps for your consideration:

1. The Purpose and Need statement in the EA states on page 8, "The purpose for the proposed action is to provide reliable travel time and improve mobility along the US 74 corridor, provide system sustainability, and maintain and improve connectivity across and along US 74 to, from, and between adjacent communities within the study area."
    a. The Town believes that "mobility" means being able to reach one's destination, within all modes, not just motor vehicle. Providing adequate pedestrian connectivity across US 74 is critical. NCDOT is currently conducting a study under Brian Mayhew to evaluate crossings for pedestrians and bicyclists along the whole corridor. Recommendations were not available at the time the EA was completed. However, we expect that NCDOT will incorporate the findings of the study into the U-2509 project
    b. There are several potential greenway connections that need to be funded with the development of this project. Within this document, pages 108-109 state that several greenway improvements need to be provided by "others." There are no crossing opportunities between Sam Newell Road and Matthews Township Parkway, which is almost a mile-long stretch. This segment of US 74 has a number of origins and destinations on both sides of the roadway and the Purpose and Need will not be met if an additional crossing is not included. The new Pedestrian and Bicycle Policy reiterates connectivity and says cost share for greenways that are within a locally-adopted plan will be at NCDOT's cost. The Irvins Creek Tributary #1 greenway tunnel is included in the Town's adopted Pedestrian & Bicycle Composite Plan and should be fully implemented as a part of this project.

2. The Town applauds NCDOT on its efforts to provide network connectivity by providing infrastructure linkages on both Northeast Parkway and Independence Pointe Parkway. This will provide route options for local traffic to avoid having to use US 74. Within the EA, there were three options provided for Independence Pointe Parkway which are described in Figure 3-3H and described on page 36. As of the publication of this document, the final alignment had not been chosen. The Town prefers Option 2. The impacts are more than Option 1 and slightly less than Option 3. The cost is less than Option 1 and roughly the same as Option 3, as indicated in Table 1-3 on page 7. The Town believes that Option 2 provides the much-needed connectivity to the Matthews Festival Shopping Center. This alignment goes behind the shopping center and creates a rear entrance. This will help alleviate traffic moving through the NC 51/US 74 interchange.

3. The current practice in transportation design is to match the design speed to the desired operating speed and to design speed controls into the roadway design to increase safety for vulnerable users, bicyclists and pedestrians. This practice is supported by NACTO and is in use in the Charlotte region. All of the design speeds listed in Table 4-2, page 49 are five miles faster than posted speeds.
    a. Additionally, as the project moves forward in establishing Design Criteria, superelevation is not appropriate on local streets and needs to be avoided to the maximum extent practicable. We expect there are no superelevation needs for NCDOT- or Town-maintained streets posted 35 mph or less.

4. The Town would like to state that business accesses that are cut off by Quadrant/Loop Roads need to be accommodated. There are several businesses at the corner of Matthews-Mint Hill Road and US 74 that need to have access drives off of the quadrant roadway. If not, it will cause drivers to have to meander across private property circuitously to gain access to their destination.

5. Cross Street Access Changes, on pages 52-53, highlight how intersections will be reconfigured.
    a. When the project creates a cul-de-sac adjacent to US 74, it should be moved away from US 74 with a vegetated buffer to help prevent the appearance of connection to US 74 and unwanted pedestrian crossings. Moving the cul-de-sac to the last driveway on the street, and removing the old pavement to US 74, is ideal. The Town wants to encourage pedestrian movement in designated locations, typically where there are sidewalks.
    b. Pedestrians need to understand where and how to cross this upgraded facility. Upgraded US 74, closer into Charlotte, has pedestrians dangerously crossing because foot traffic was not fully evaluated prior to the project's implementation.
    c. At Windsor Square Drive, there is currently a lot of pedestrian crossing activity. This is one of the locations where this project is going to reconfigure the intersection as a right-in/right-out intersection. The Town is concerned that foot traffic will continue to cross along Windsor Square Dr unless convenient alternatives are made with the project. Potential solutions are incorporating the Irvins Creek Tributary #1 greenway tunnel as one critical connection into the project; another is routing CATS bus service to the north side of US 74. We would like to see additional options provided by the project.

6. There are several properties along NC 51 and other roads in the project that will have impacts to Town-required landscaping. In some cases, this landscape is required as a part of its parcel's zoning change. The Town will provide NCDOT and the consultant with a map and a list of

parcels that follow under this special circumstance. The Town would like assistance ensuring property owners would be compensated for required landscape buffers. There may be some property owners that may not want to reinstall the landscape; thus, it would fall to the Town to cite them with a Notice of Violations and require the landscaping to be reinstalled.

7. The NC 51 corridor in the vicinity of US 74 is heavily traveled due to the number of large retail centers flanking the interchange. The current design shows keeping all access points on NC 51 in their current configuration. However, the section of NC 51 between Independence Pointe Pkwy and the US 74 ramps, currently extremely congested today at all times of the day, can only be expected to get worse. Better congestion management principles need to be applied to this section of roadway. We understand that signal timing is a large factor in congestion. However, we request additional traffic simulation done at this location to consider more thoroughly restricting left turn movements at driveways and additional laneage. This traffic study should be presented to the Town prior to letting the design-build project.

8. The Town will provide a map with additional location-specific comments, including several involving our pedestrian network. The table on page 108 regarding Bicycle and Pedestrian Facilities should be revised using the map. A few changes include continuing bicycle and pedestrian accommodations in new portions of the project, clarifying which side of the street a sidepath should be located, and to fully fund The Irvins Creek Tributary #1 greenway underpass.

9. It is imperative to the project's success to continue to involve the local municipalities in every project phase. We look forward to timely receipt of project plans and documents for both segments of the project.

Again, we appreciate the opportunity to review and comment on the Environmental Assessment and Public Hearing Maps for the U-2509 project. If you have any questions or need clarification on any of these comments, please contact me at 704-708-1243 or shwoolard@matthewsnc.gov, or contact our Transportation Planner Dana Stoogenke at 704-708-1245 or dstoogenke@matthewsnc.gov.

Sincerely,

SHWoolard

Susan Habina-Woolard, PE
Town Engineer

C: Brett Canipe, NCDOT, via email
Wilson Stroud, NCDOT, via email
Donald Brown, VHB, via email
CJ O'Neill, Matthews, via email
Tim Gibbs, CDOT, via email
Gwen Cook, Mecklenburg County, via mail

MINUTES
BOARD OF COMMISSIONERS SPECIAL MEETING
JORDAN ROOM, MATTHEWS TOWN HALL
FEBRUARY 12, 2020 – 6:00 PM

PRESENT: Mayor John Higdon; Mayor Pro Tem Renee Garner; Commissioners Dave Bland, Barbara Dement, John Urban and Larry Whitley

ABSENT: Commissioner Jeff Miller

ALSO PRESENT: Town Manager Hazen Blodgett; Assistant Town Manager Becky Hawke; Finance Director Beth Blair; Fire & EMS Chief Rob Kinniburgh; Planning and Development Director Jay Camp; Police Chief Clark Pennington; Public Works Director CJ O'Neill; Communications Coordinator Maureen Keith; Town Clerk Lori Canapinno

Kickoff to 2019-2021 Term; Meeting #3

The Board met with staff for a review the Town's Capital Improvements Plan (CIP). This information will be discussed again at the upcoming Planning Conference.

The meeting adjourned at 8:40 pm.

Respectfully submitted,

Lori Canapinno
Town Clerk

Town of
Matthews
North Carolina

TRAVEL REIMBURSEMENT REQUEST & EXPENSE FORM

Employee Name: LARRY WHITLEY Date: 2/28/20

Purpose of Travel: PLANNING CONFERENCE 2020

Daily expenses for week of: _____

ITEM	SUN	MON	TUES	WED	THUR	FRI	SAT	Total
Date								0
Breakfast								$0.00
Lunch								$0.00
Dinner	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Tips								$0.00
SUBTOTAL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Registration Fees								$0.00
Lodging								$0.00
Telephone								$0.00
Car Rental								$0.00
Taxi, Bus								$0.00
Parking								$0.00
Airfare								$0.00
Misc. Tips								$0.00
Number of Miles (Personal Car)	120					125	10	0 255
Calculated mileage expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
SUBTOTAL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Business Meeting Expenses

DATE	WHO	PLACE	BUSINESS		Amount
TOTAL					$0.00

Other Expenses

DATE	DESCRIPTION		Amount
TOTAL			$0.00

	Total from above:	$0.00
0	Minus Advance	
	Minus Town Credit Card Purchases	
	TOTAL DUE EMPLOYEE	$0.00

*Please highlight all Town credit card purchases.

Employee Signature _____ Date 3/3/20

Approved By _____ Date _____

Budget Code _____ Amount _____ $0.00

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

ZONING APPLICATION FOR UNIFIED DEVELOPMENT ORDINANCE TEXT CHANGE AS PROVIDED IN THE UDO AT 155.401.3

APPLICATION NUMBER 2020-710 DATE FILED 2/26/2020

APPLICANT'S NAME Inner Peaks

APPLICANT'S MAILING ADDRESS 10715 Independence Pointe Parkway, Matthews 28105

APPLICANT'S PHONE NUMBER/EMAIL ADDRESS 704-844-6677 / doug@innerpeaks.com

I request consideration of the following change in text of the Matthews Unified Development Ordinance:

Requested text change is:

- [ ] a change in wording to existing Section(s)
- [x] an addition to Section(s)
- [ ] a deletion of wording at existing Section(s)

Below is the text requested to be changed, added or deleted:

Existing Section Table 505.2-7 Proposed Section same

Add "P" in Table 505.2 under the B-3 zoning district to allow "indoor commercial recreation not otherwise listed" as a permitted use in the B-3 zoning district.

(continue on additional page(s) as necessary)

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

ZONING APPLICATION FOR ORDINANCE TEXT CHANGE
Page 2

What is the intended effect of this request?

To allow "indoor commercial recreation not otherwise listed" as a permitted use in the B-3 zoning district.

APPLICANT SIGNATURE _____ DOUG COSBY, PRESIDENT
INNER PEAKS, INC.

(continue on additional page(s) as necessary)

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

FILING INSTRUCTIONS

An application for text amendment of the Matthews Unified Development Ordinance must be completed on the application form provided for such purpose and submitted with the appropriate fee to the Town Hall. The application shall be reviewed by the Town Planning and Development Department for completeness and then submitted to the Town Board of Commissioners for acceptance. The Town Board of Commissioners shall set a public hearing date according to their policy. The application shall be considered at a public hearing held jointly by the Town Commissioners and the Planning Board.

After the public hearing the application shall be reviewed by the Planning Board at their next regular meeting. At that meeting, the Planning Board may recommend approval, denial, or approval with conditions. This recommendation is then passed on to the Board of Commissioners at their next regular meeting in which zoning issues are discussed, according to Town Board policy. The Town Board of Commissioners may then approve, amend and approve, deny, or table action on the application. Any decision of the Town Board is final and subsequent revisions shall be handled in this same process as a new application.

The application for text amendment may be withdrawn by the Applicant at any time up to and including fifteen (15) days prior to the hearing date. Any subsequent withdrawal shall only be allowed by action of the Town Board of Commissioners.

ZONING APPLICATION FOR ORDINANCE TEXT CHANGE FEE:

Add a permitted use:	$100
Any other reason, fewer than three (3) paragraphs affected:	$250
Any other reason, three (3) or more paragraphs affected:	$400

Town of Matthews North Carolina

DATE FILED 2-26-2020
APPLICATION NUMBER 2020-711
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): 19329223 and 19329223E

Address of property: 1641 Matthews Township PY, Matthews, NC 28105

Location of property:

Title to the property was acquired on December 2, 2016
and was recorded in the name of Christlife Church
whose mailing address is 1641 Matthews Township PY, Suite B, Matthews, NC 28105

The deed is recorded in Book 31392 and Page 499 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: B-H (CD) Requested zoning classification: B-H (CD)

Application number
2020-711
For office use only

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

To allow additional use of property as "Ballroom, banquet or meeting/catering hall" so that the property may be used as a banquet hall, ballroom or catering facility for private functions such as wedding receptions, banquets, anniversaries and similar celebrations, and lunch and dinner events and meetings for varying groups of people.

Robert Spence

Signature of property owner (must be original)

Signature of property owner (must be original)

Christlife Church - Bob Spence, Secretary

Print name of property owner

Print name of property owner

1641 Matthews Township Pkwy, Suite B

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

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
2020-711
For office use only

19329214
TAX PARCEL
Genesis Ventures LLC
PROPERTY OWNER NAME(S)
1635 Matthews Township PY
OWNER MAILING ADDRESS
Matthews, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19329224
TAX PARCEL
AT Matthews Holding Group LLC
PROPERTY OWNER NAME(S)
1709 Matthews Township PY
OWNER MAILING ADDRESS
Matthews, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19329222
TAX PARCEL
Butcher-The Baker of Matthews LLC
PROPERTY OWNER NAME(S)
160 Congress Blvd, Ste C
OWNER MAILING ADDRESS
Duncan, SC 29334
OWNER MAILING ADDRESS, CONTINUED

19329206 and 19329203
TAX PARCEL
TH Property Owner 4 LP
PROPERTY OWNER NAME(S)
400 Galleria Pkwy, STE 1450
OWNER MAILING ADDRESS
Atlanta, GA 30339
OWNER MAILING ADDRESS, CONTINUED

19329144
TAX PARCEL
Novant Health Inc.
PROPERTY OWNER NAME(S)
2085 Frontis Plaza Blvd
OWNER MAILING ADDRESS
Winston-Salem, NC 27103
OWNER MAILING ADDRESS, CONTINUED

19329145
TAX PARCEL
LJW Land LLC
PROPERTY OWNER NAME(S)
7804-C Fairview Road, STE 275
OWNER MAILING ADDRESS
Charlotte, NC 28226
OWNER MAILING ADDRESS, CONTINUED

19329143
TAX PARCEL
Schewzyk & Assoc. LLC
PROPERTY OWNER NAME(S)
7030 Willow Trace Lane
OWNER MAILING ADDRESS
Matthews, NC 28104
OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

Application number
2020-711
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 February 26, 2020

Town Board of Commissioners formally accepts application and sets Public Hearing date March 9, 2020

Notices sent via mail to affected/adjacent property owners on or before March 30, 2020

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 13, 2020

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 28, 2020

Town Board of Commissioners approves or denies application May 11, 2020

The Matthews Board of Commissioners General Procedures Policy on Zoning and Development Case Appearances Before the Town Board, initially adopted October 8, 2018, explains the Board of Commissioners' expectations that this application is ready for public review and action, and that the above schedule can be followed without delays. By signing below, the property owner(s) and all other parties involved in preparing and presenting this zoning application indicate they have read and understand their responsibility to submit complete and accurate documents in a timely manner throughout the review process. Late or missing (new or revised) documents may limit the applicants opportunity to present updated information, which may result in an unfavorable decision.

Robert Spence — 2-26-2020

Signature of ✓ Property Owner — Date
___ Agent for Property Owner
___ Other (please identify) _____

_____ — _____

Signature of ___ Property Owner — Date
___ Agent for Property Owner
___ Other (please identify) _____

_____ — _____

Signature of ___ Property Owner — Date
___ Agent for Property Owner
___ Other (please identify) _____

2020-711

TABLE OF ALLOWED USES: TRADITIONAL AND PARALLEL TRADITIONAL DISTRICTS	
USES BY GROUPING RESIDENTIAL USES	B-H
~~Accessory residential use and structure clearly incidental to the permitted principal residential use~~	ACC
~~Dormitory for senior high and post secondary school operated by and located on the principal site of the institution served~~.	P
~~Limited food and beverage sales in neighborhood common facility, subject to § 155.506.14~~	PC
~~Propane storage or other home fuel storage, accessory to a permitted principal use or building, subject to the Fire Pevention Code of the National Board of Fire Underwriters~~	ACC
INSTITUTIONAL & GOVERNMENTAL USES	B-H
~~Adult care home~~	P
~~Adult day care facility~~	P
~~Assisted living facility~~	P
Church and place of worship without size restrictions	P
College and university without stadium	P
Cultural Community Center, subject to § 155.506.07	P
~~Fire and/or EMS station, police station~~	P
School, elementary, middle, and senior high, public and private	P
~~Skilled Nursing Facility, subject to § 155.506.17~~	PC
OFFICE & SERVICE USES	B-H
Bank, credit union, and similar financial service	P
Barber shop, beauty salon, nail salon, and similar personal service	P
Civic, fraternal, and social club	P
Contractor's office without accessory storage	P
General and professional office	P
Laboratory and research facility, medical , dental or optical	P
Medical, dental, optical office and clinic	P
Musuem and art gallery operated on a noncommercial basis	P
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	P
Spa, massage service	P
Telephone exchange	P
GENERAL COMMERCIAL USES	B-H
~~Alcohol and alcoholic beverage, wine, and beer production and sales, subject to § 155.506.45~~	PC
Animal grooming facility, subject to § 155.506.42	PC
Armory for meetings and training of military organizations	P
Auction house	P
Bakery, retail including manufacturing of goods for sale on the premises only	P
Ballroom, banquet or meeting/catering hall	P
Boat and watercraft sales, new and used	P

2020-711

Brewpub, subject to § 155.506.45	PC
Building material storage and wholesale and retail sales without outside storage	P
Call center	P
~~Car wash~~	P
Coin operated laundry	P
Commercial school and school providing adult training in any of the arts, sciences, trades, or professions, without retail sales of merchandise	P
Commercial or catering kitchen, without on-site customer/client food service	P
~~Communications tower and antenna, subject to § 155.506.41~~	PC
Copy, printing and photo processing	P
Crematorium, when located on same lot as a cemetery or funeral home, subject to 155.506.13	P
Crematorium, stand alone, or on an adjacent parcel to a cemetery or funeral home only when such parcel is commercially or industrially zoned, subject to 155.506.13	PC
~~Drive-up service window, subject to § 155.506.33~~	ACC
Florist shop	P
Funeral home	P
~~Gas station with convenience store, subject to § 155.506.49~~	PC
~~Gas pump without convenience store~~	ACC
~~Heliport~~	P
~~Hotels, subject to § 155.506.32~~	PC
~~Hotel, Extended Stay, subject to § 155.506.32~~	PC
Installation and servicing of accessory equipment (i.e. audio, security, navigational, etc.) for vehicles sold within an enclosed building with internal storage only	P
~~Internet sweepstakes, or adult gaming facility § 155.506.50~~	PC
~~Kennel, animal day care, subject to § 155.506.42~~	PC
Laundry and dry cleaning establishment not to exceed 4,500 sq ft gross floor area	P
Laundry and dry cleaning establishment not to exceed 10,000 sq ft gross floor area	P
~~Manufactured home sales~~	P
~~Microbrewery, subject to § 155.506.45~~	PC
Mini storage facility	P
~~Mobile vendor, subject to § 155.506.43~~	PC
~~Motor vehicle service facility limited to oil change, tire rotation and replacement, and similar minor maintenance service, all activity taking place within the building, not over 3 service bays and no overnight vehicle storage~~	P
~~Motor vehicle repair garage including engine overhaul, body and paint shop and similar operations~~	P
~~Motor vehicle, passenger, and motorcycle, new and used, sales and rental~~	P
~~Motor vehicle, commercial or recreational, new and used, sales and rental~~	P
Motorcycle safety training course, subject to § 155.506.18	
Musuem or art gallery	P
~~Nursery, commercial, with or without greenhouse~~	P
~~Outdoor equipment and machinery, sales and repair~~	P

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~~Outdoor sales in conjuction with a permanent business, subject to § 155.506.36~~	PC
Parking lot and parking garage/structure	P
Pet cemetery, including any accessory structure	P
Post Office	P
Professional, financial, personnal and recreational service not otherwise listed	P
Pushcart vending, subject to § 155.506.43	
Radio and television station	P
Repair and servicing, indoors only, of any article the sale of which is permitted in the district, except as otherwise listed	P
Restaurant, lounge and nightclub without drive-thru or drive-in service	P
~~Restaurant with drive-thru or drive-in service~~	P
Retail sales, general merchandise, unless otherwise listed	P
Secondhand goods, retail sales without outside storage, unless otherwise listed	P
~~Selling from a semitruck without a cab, subject to § 155.506.36~~	PC
Sign printing	P
~~Solar collector installation, subject to § 155.506.48~~	ACC/PC
Specialty sales establishment with substantial on-site assembly, processing, packaging, and/or distribution, and processes sales for off-site customers, subject to § 155.506.39	PC
Studio for gymnast, artist, designer, photographer, musician, sculptor, and similar	P
~~Towing operation with vehicle storage only within an enclosed structure~~	P
Upholstering in a workroom setting not to exceed 1,500 sq. ft. of gross floor area	P
~~Utility trailer, not exceed a loading capacity of 500 cubic feet, sales and rental~~	P
Veterinary clinic or hospital, subject to § 155.506.42	PC
RECREATION & ENTERTAINMENT USES	**B-H**
Amusement, commercial outdoors, including miniature golf, golf course, golf driving range, ride, slide, waterpark, paintball course and similar commercial enterprise requiring physical dexterity, except as regulated elsewhere, subject to § 155.506.40	PC
Arcade, game room	P
Bowling alley	P
Community recreation center, fitness/health center, gymnasium, YMCA, and similar use with multiple physically involved activities, primarily indoor, can take place concurrently	P
Ice or roller rink	P
~~Park and playground, not otherwise listed~~	P
~~Skateboard facility, subject to § 155.506.40~~	PC
Theater, housed within an enclosed structure	P
INDUSTRIAL & MANUFACTURING USES	**B-H**
~~Mail order facility~~	P

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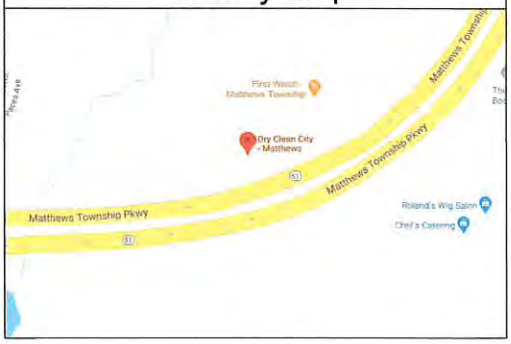
~~Manufacturing, processing, assembling of components into completed craft or custom made items in facilities not exceeding 3,000 sq. ft.~~	P
MISCELLANEOUS USES	B-H
Auction sale of real and personal property located on site for the purpose of liquidating assets, subject to § 155.506.43.	ACC
~~Accessory use, clearly incidental to the principal permitted use or structure on the lot~~	ACC
~~Community Garden~~	P
~~Donation Drop-Off Facility~~	ACC
~~Electric and gas substation, sewage treatment plant and control house, pump and lift station, water storage tank, well lot and similar use, subject to § 155.506.11~~	PC
~~Farm, urban, subject to § 155.506.19~~	PC
Garage sale, yard sale, and similar, subject to § 155.506.43	ACC
On-site demolition disposal site, subject to § 155.506.37	PC
On-site demolition disposal site, accepting off-site material, subject to § 155.506.37	PC
Parking for uses permitted within the district	ACC
Propane storage or other fuel storage, accessory to a permitted principal use or building, subject to the Fire Pevention Code of the National Board of Fire Underwriters	ACC
Public utility transmission and distribution lines	P
Railroad right-of-way	P
Short term temporary use or festival of civic or nonprofit nature, subject to § 155.506.44	PC
Sidewalk sale, end of season sale, clearance sale, subject to § 155.506.43	ACC
Temporary building and storage of materials in conjunction with construction of a building on a lot where construction is taking place or on adjacent lots, the temporary use to be terminated upon completion of construction, issuance of Certificate of Occupancy, or invalidation of building permit (see also § 155.506.43.C.4)	ACC
Temporary, self-contained storage unit, subject to § 155.506.20	ACC
Temporary use for business purpose, subject to § 155.506.43	PC
~~Transit stop shelter, subject to § 155.506.34~~	PC
~~Transit station (bus, rail, etc.)~~	P
Utility equipment stand, meter, box, and backflow preventer for single or groups of parcels	ACC
Vending machine, immediately adjacent to building under overhang only	P
(Am. Ord. 2025A, passed 6-9-14; Am. Ord 2059, passed 12-8-14; Am. Ord. 2083, passed 5-11-15; Am. Ord 2141, passed 4-11-16; Am. Ord 2188, passed 6-12-17; Am. Ord. 2264, passed 10-9-17; Am. Ord 2388, passed 5-13-19; Am.	

2020-711

SITE PLAN

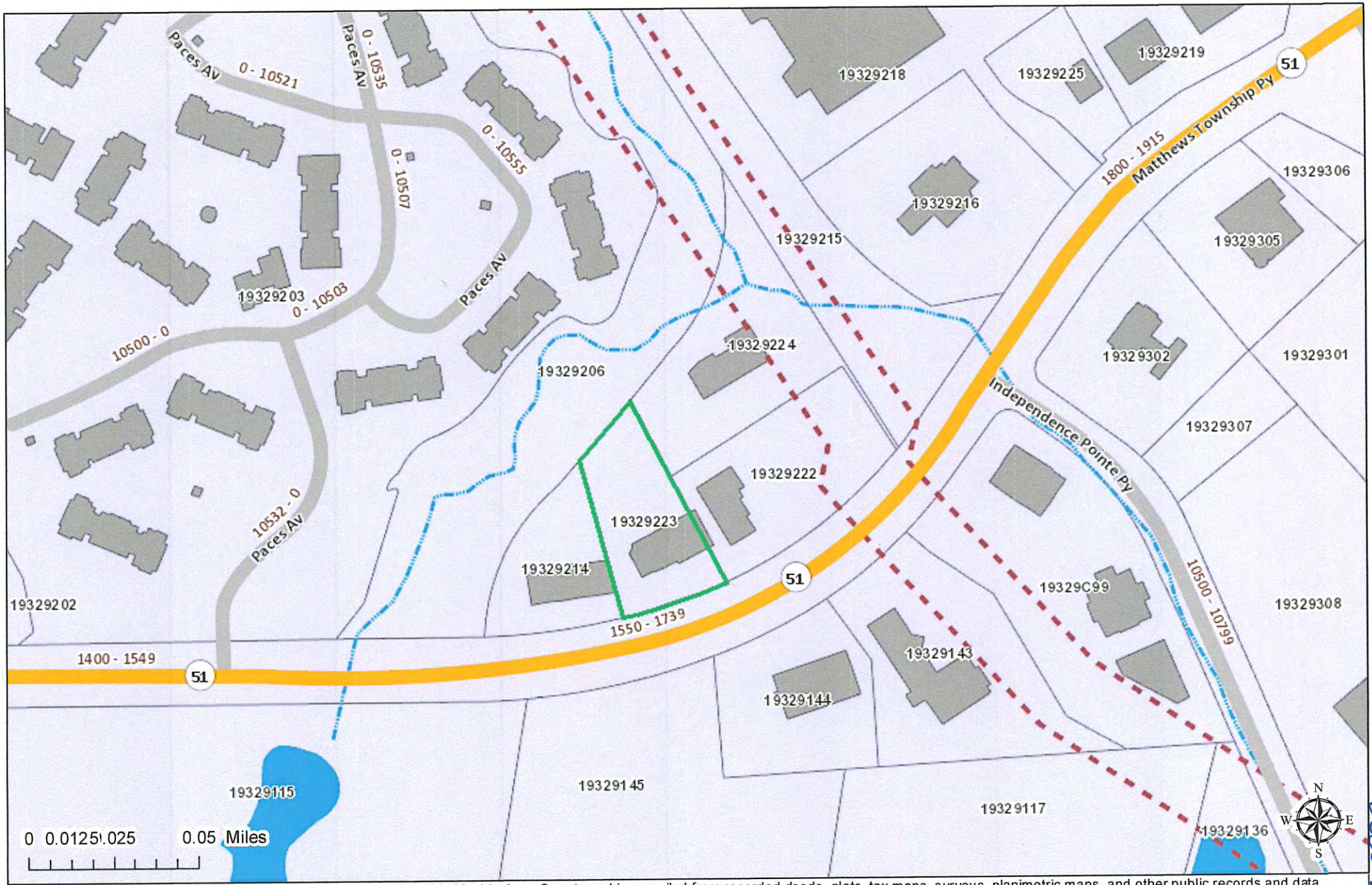
Address: 1641 Matthews Township PY
City, State, ZIP: Matthews, North Carolina
Country: USA
Scale 1":30'

Vicinity Map



Polaris 3G Map – Mecklenburg County, North Carolina
Parcel No. 19329223 & 19329223E

Date Printed: 2/26/2020 1:41:56 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.

2020-711

2020-711

Polaris 3G Map – Mecklenburg County, North Carolina
Parcel No. 19329223 & 19329223E

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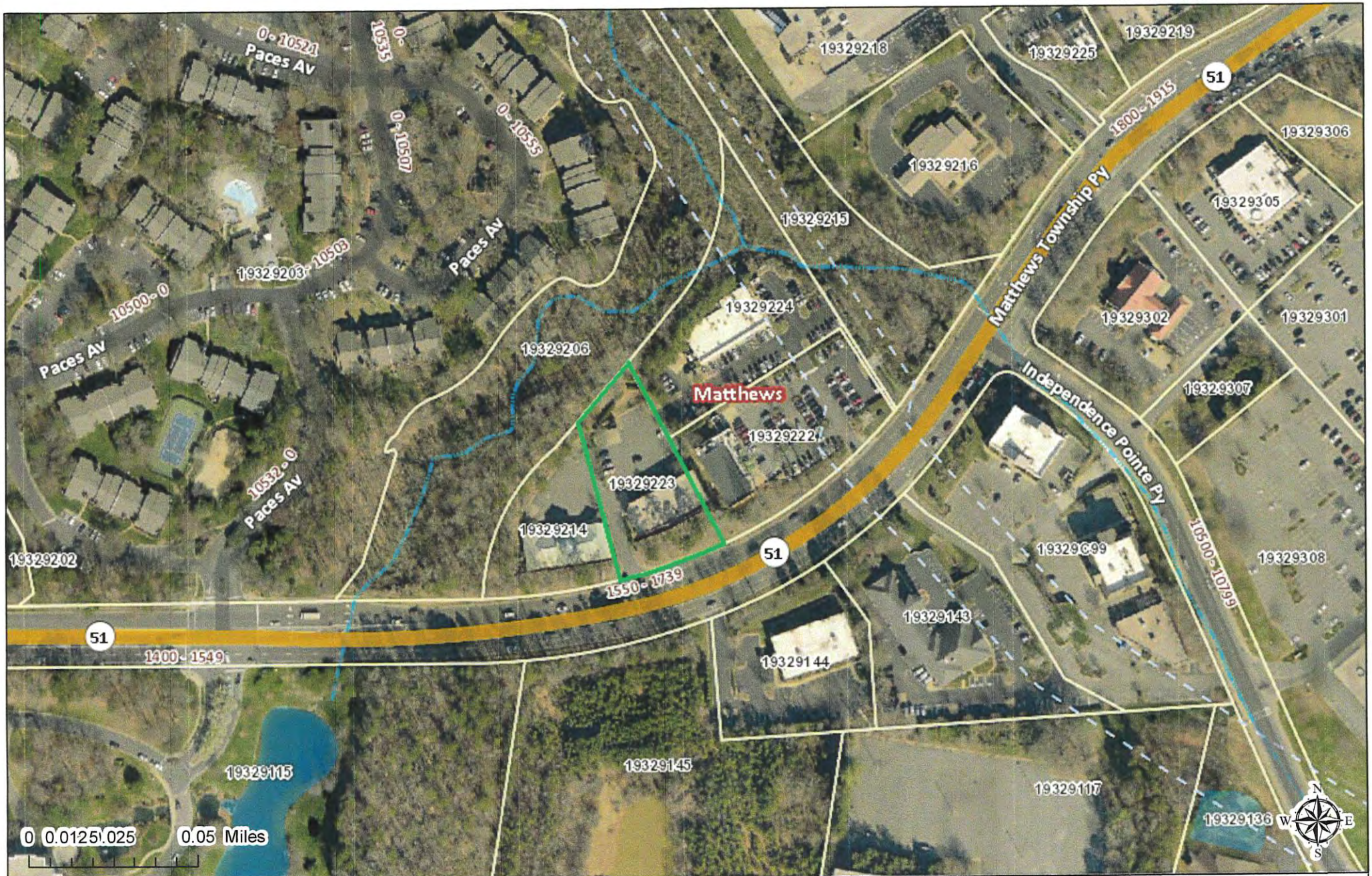

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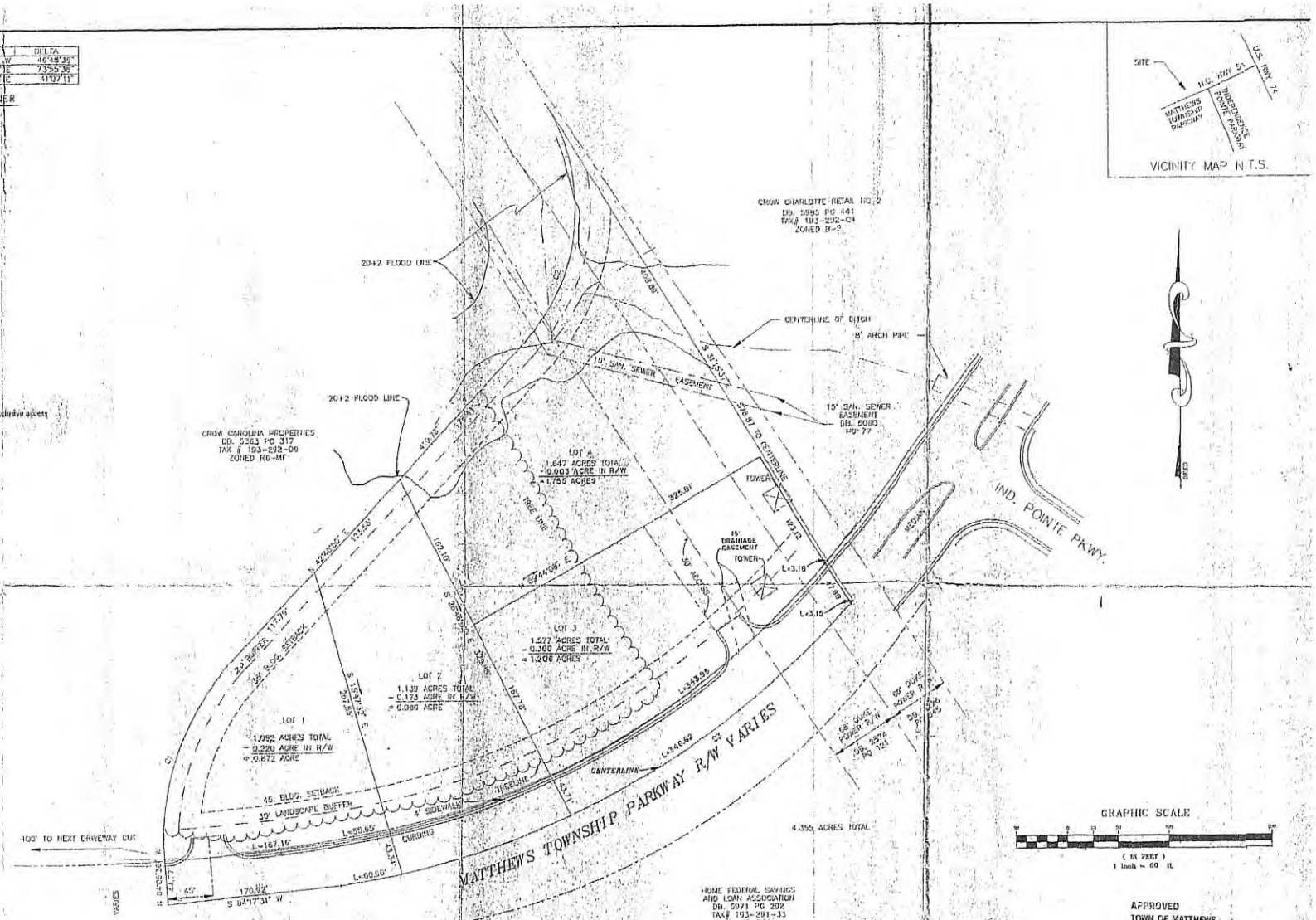
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	291.31	213.22	112.97	207.39	S 19°17'12" W	46°45'39"
C2	200.00	238.05	150.61	240.52	N 05°42'12" E	73°35'38"
C3	918.61	587.42	307.00	574.90	N 61°14'43" E	41°07'11"

REZONING NOTES PREPARED BY PROPERTY OWNER

1. This plan represents a concept of development with regard to lot layout. This is the maximum number of lots permitted. Lots may be combined.
2. The plan, shows the location of buildings shown on the site plan are illustrative only. The final placement of the improvements on any lot will be determined by specific development requirements. Total maximum building square footage will be 10,000 square feet.
3. Uses permitted under applicable zoning classification as shown on attached list are to be permitted under this plan.
4. Parking for each lot shall be provided in accordance with the standards as set forth in the applicable Town of Matthews Sample Ordinance.
5. All construction shall meet the standards of the North Carolina Building Code.
6. Landscaping shown is illustrative only. Landscaping and screening such as shall be installed as development occurs on each lot.
7. Signage for each lot shall be in accordance with signage standards as set forth in the applicable Town of Matthews Zoning Ordinance.
8. All lots shall be developed in accordance with N.C. 51 Highway Overlay District regulations.
9. The location of private driveway curb cuts represents the approximate location of such access points but variations are permitted to provide for specific development plans and in accordance with applicable regulations.
10. The plans are subject to accommodate individual requirements of the future owner of lots as may arise.
11. Lots which do not have a driveway cut shall be accomodated through exclusive access easements across the adjoining parcels which do have driveway cuts.



SAM MALONE & ASSOCIATES
CIVIL ENGINEERING - LAND SURVEYING
RESIDENTIAL & COMMERCIAL

SAM MALONE
RUSS COURTNEY
STEPHEN GILBERT

1108 WEST JOHN STREET
P.O. BOX 1139
MATTHEWS, NORTH CAROLINA 28106
OFFICE (704) 847-9026

ACAD FILE MCLEOD DWG DISK 176 (5 - 81) FOLDER 14 JAN. 1987

A Rezoning Plan #2

of

5.447 Acres

Town of Matthews, Meck. County, N.C.

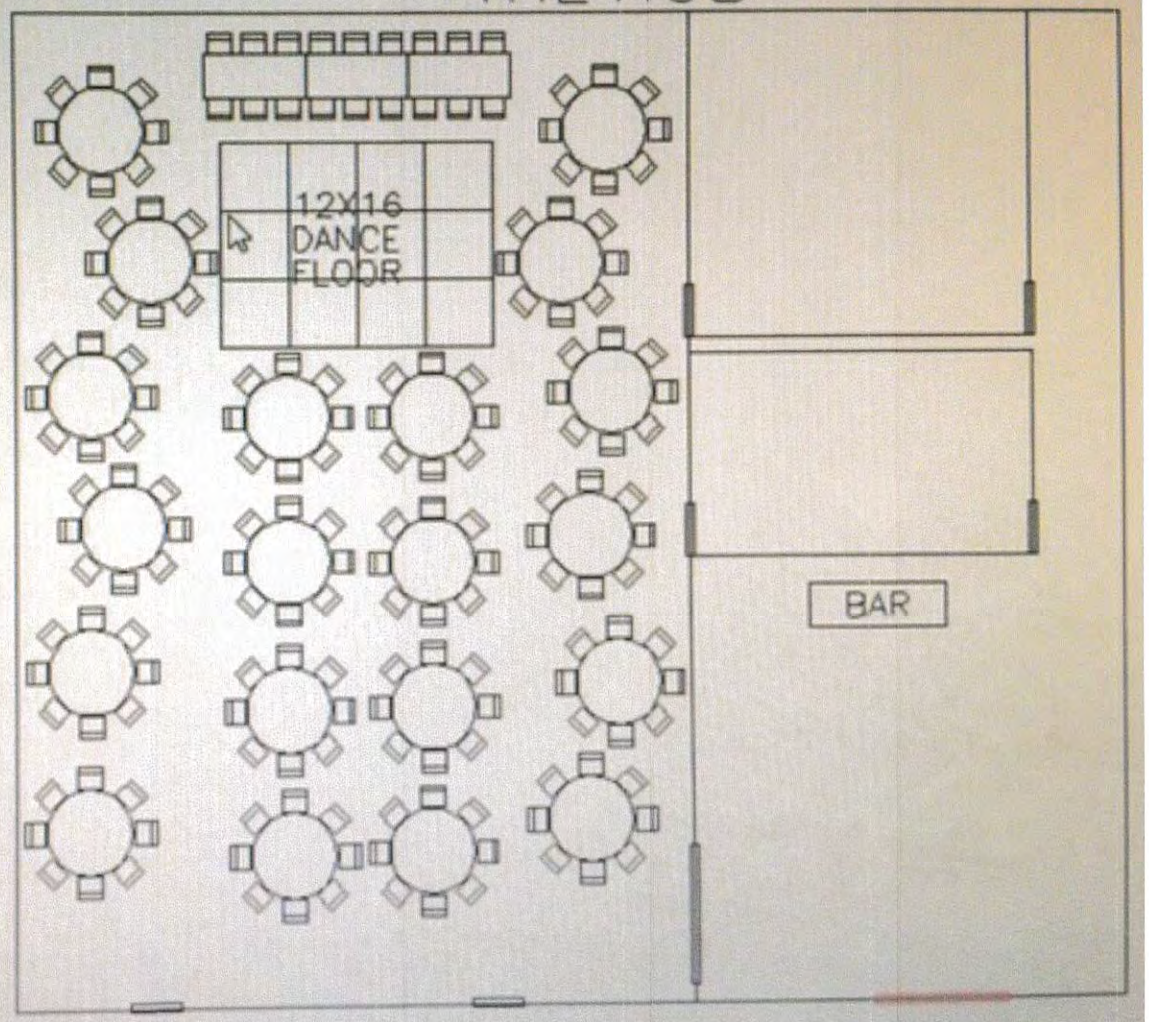
the property of

McLeod Investment Corp.

2000-711

THE HUB

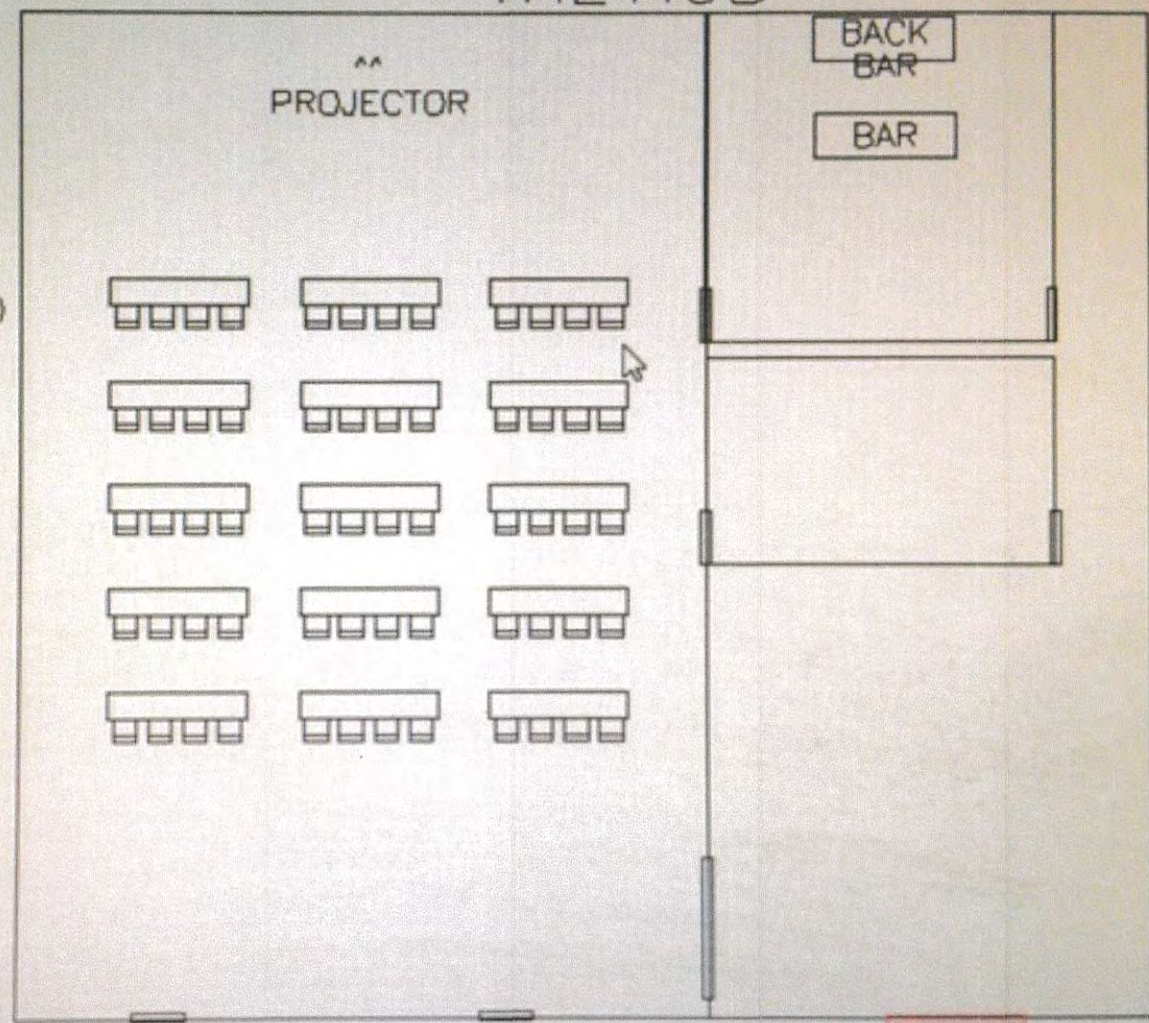
SEATING
FOR 160
@ 5' ROUNDS,
18 @ 6' RECT TABLES
>> FOOD/BAR WOULD
NEED TO BE IN
THE SIDE ROOM



2020-711

THE HUB

SEATING
FOR 60
• CLASSROOM
>> FOOD/BAR WOULD
NEED TO BE IN
THE SIDE ROOM



2020-711

2020-711

This instrument prepared by:
After Recording Return to:
Sean M. Phelan, Esquire
Nexsen Pruet, PLLC
227 West Trade Street, Suite 1550
Charlotte, NC 28202

PARKING LEASE AGREEMENT

THIS PARKING LEASE AGREEMENT (this "Lease") is entered into as of this 15th day of July, 2016, by and among **GENESIS VENTURES LLC,** a North Carolina corporation ("Landlord") and **CHRISTLIFE CHURCH,** a _____ ("Tenant").

BACKGROUND STATEMENT

A. Landlord owns that certain parcel of land located at **1635 Matthews Township Parkway, Matthews, NC 28105** in Matthews, North Carolina, as identified on Exhibit A attached hereto and made a part hereof (the "Property").

B. Tenant will occupy **1641 Matthews Township Parkway, Matthews, NC 28105** and intends to use the property as a religious place of worship (the "Church").

C. Landlord has agreed to lease to Tenant the exclusive right to use thirty-two (32) parking spaces located on the Property and identified on Exhibit A (the "Parking Spaces"), and the parties hereto are entering into this Lease to confirm their agreements with respect thereto.

NOW, THEREFORE, in consideration of One Dollar ($1.00) per year and the mutual covenants and conditions contained herein, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree for themselves, their successors and assigns, to the terms and conditions set forth herein.

1. **Premises**. For the term of this Lease and subject to the other terms and conditions of this Lease, Landlord grants to Tenant, its employees, agents, invitees, successors

to Tenant: Christlife Church
1641 Matthews Township Parkway
Matthews, NC 28105
Attention: David A. Taylor

9. **Quiet Enjoyment**. Provided Tenant performs its covenants, agreements and obligations hereunder, Landlord will warrant and defend Tenant's peaceful and quiet enjoyment of the Parking Spaces.

10. **Miscellaneous Provisions**. It is mutually covenanted and agreed by and between the parties as follows:

(a) That this Lease shall be construed under the laws of the State of North Carolina.

(b) That the captions of this Lease are inserted for identification only, and shall not govern the construction, nor alter, vary, or change any of the terms, conditions, or provisions of this Lease.

(c) Each provision herein shall be deemed separate and distinct from all other provisions, and if any one of them shall be declared illegal or unenforceable, the same shall not affect the legality or enforceability of the other terms, conditions, and provisions hereof, which shall remain in full force and effect.

(d) Any person, firm or corporation who may subsequently acquire an interest in the Property, or in the improvements thereon, shall take notice of all the terms and conditions set out herein as well as the covenants referred to herein, and shall be bound thereby.

[SIGNATURES FOLLOW ON NEXT PAGE]

2020-711

IN WITNESS WHEREOF, the parties hereto have caused their names to be hereto signed by their duly authorized officer on the date hereinbefore first written.

GENESIS VENTURES LLC

By: Victor Ferrari

Name: Dr. Victor Ferrari

Its: Owner

STATE OF NC **CAROLINA**)

)

COUNTY OF Mecklenburg)

I certify that the following person(s) personally appeared before me this day; each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name(s) of principal(s): Dr. Victor Ferrari

Witness my hand and official seal, this the 16th day of August, 2016.

Sandra K Nordma

Official Signature of Notary

Sandra K. Nordman

Notary's Printed or Typed Name

My Commission Expires: 9/1/2020

2020 711

THE CHRISTLIFE CHURCH

By: _____
Name: David A. Taylor
Its: President

STATE OF NC **CAROLINA**)
)
COUNTY OF Mecklenburg)

I certify that the following person(s) personally appeared before me this day; each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name(s) of principal(s):
David A. Taylor

Witness my hand and official seal, this the 16th day of August, 2016.

Sandra K. Nordman
Official Signature of Notary

Sandra K. Nordman
Notary's Printed or Typed Name

My Commission Expires: 9/1/2020

ORDINANCE NO. _____ BUDGET ORDINANCE AMENDMENT

ORDINANCE AMENDING THE BUDGET FOR THE TOWN OF MATTHEWS, NORTH CAROLINA FOR FISCAL YEAR 2019-2020

BE IT ORDAINED by the Board of Commissioners of the Town of Matthews, North Carolina that the following amendments are made to the Budget Ordinance for the fiscal year ending June 30, 2020.

SECTION 1: To amend the General Fund, the Revenues are to be changed as follows:

		INCREASE	DECREASE
10000001-461015	Misc. Community Center Revenue	$3,000.00	

SECTION 2: To amend the General Fund, the Expenditures are to be changed as follows:

		INCREASE	DECREASE
10613400-565200	Other Program Expense	$3,000.00	

SECTION 3: The purpose of this amendment is to recognize funds received from Edward Jones for the Cool Vibes Concert Series.

SECTION 4: Copies of the budget amendment shall be delivered to the Budget Officer and the Finance Officer for their direction.

Adopted this the 9th day of March 2020

_____
John F. Higdon, Mayor

_____
Lori Canapinno, Town Clerk

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

Agenda Item: Board of Adjustment Appointment

TO: Mayor and Board of Commissioners

FROM: Jay Camp, Planning Director

DATE: March 6, 2020

Background/Issue

The Board of Adjustment is comprised of 5 regular voting members and 3 alternate members. There are currently two vacancies on the Board. Recently, several variance requests have been postponed due to lack of attendance. Although 4 members of the Board represents a quorum, 5 members are required to be present to meet the statutory requirement of a four-fifths majority to grant a variance. Canceled or postponed meetings of the Board are an inconvenience to both applicants and citizens who wish to attend meetings and potentially speak for or against a request.

Current List of Board of Adjustment Members:
Jerry Meek, Chairman
Steven Lee, Vice-Chairman
Lee Jenson
Jeanne Moore (Term expired January 2020)
Gary Smith
Aaron Baggarly, Alternate
Allen Crosby, Alternate

Proposed Solution

Staff recommends appointing David Wieser as an alternate and moving Aaron Baggarly to a regular position on the Board to replace Jeanne Moore. Mr. Wieser's term on Planning Board expired in January and he will be rotating off when new Planning Board members are appointed in the very near future.

Financial Impact

None

Related Town Goal

Quality of Life and Economic Development/Land Use Planning

Recommended Action

Appoint Dave Wieser to the Board of Adjustment as an alternate member and move Aaron Baggarly up as a regular voting member.

Town of Matthews
Parks, Recreation & Cultural Resource

100 E. McDowell Street
Matthews, NC 28105
704.321.7275

Request for Ticket Sales: Our Lady of Fatima Rosary Group Productions

TO: Mayor and Board of Commissioners

FROM: Corey King, Parks Recreation & Cultural Resource Department Director

DATE: March 4, 2020

Background/Issue

Our Lady of Fatima Rosary Group has requested rental of Fullwood Theater on August 1, 2020 from 7AM – 11PM to deliver a musical production. This group has also requested permission to sell tickets for admission, CDs and books themed to align with the musical production during the performances. Performance times would be 2:30PM – 4:30PM and 7:30PM – 9:30PM. The potential renter disclosed their intention to donate proceeds of the event, beyond production costs.

Prices for items the group plans to sell are below.

- "Birth of a Saint' original recording score cd reduced from $20 to $15 each
- Book entitled " The Life of St. Maximilian Kolbe" by William LaMay at $10 each
- "Birth of Saint T-shirts @ $20 each regardless of size small medium large or x-large
- St. Maximilian Prayer Cards @ $1 each
- Concessions (assorted candy, crackers, chips, popcorn, water) @$1 each
- Small pieces of kolbasi(Polish sausage) on roll $2 each
- $2 raffles tickets for Ruby Red & Gold crown used in the production which we will announce the winner at the 7:30PM last performance
- Tickets are $15 for students with id plus 7.25%NC tax
- General Admission is $35 plus tax
- VIP seats are $50 plus tax

Proposal/Solution

Staff supports the request by Our Lady of Fatima Rosary Group to sell tickets for admission, CDs and books. The ticket prices are greater than what is charged for most performances in Fullwood Theater, but staff believes that consumers will make the choice whether to attend or not. The group has confirmed their non-profit status with staff. Fullwood Theater is available on the date the group has requested.

100 E. McDowell Street
Matthews, NC 28105
704.321.7275

Financial Impact

Financial impact would include revenue collected ($1,683) by the Parks and Recreation department.

Related Town Goal

To maintain our small town identity by providing a vibrant downtown, pedestrian friendly community, extensive greenspace system and recreational and cultural activities.

Recommended Action

Approval of the request by Our Lady of Fatima Rosary Group to sell tickets for admission, CDs, books, and concessions as part of the rental of Fullwood Theater on August 1, 2020 from 7AM – 11PM.

Town of Matthews Public Works

1600 Tank Town Road
Matthews, NC 28105
704.847.3640
fax 704.845.2488

Downtown Mobility Plan

TO: Mayor and Board of Commissioners

FROM: Dana Stoogenke, AICP, Transportation Planner

DATE: March 4, 2020

Background/Issue

- Plan's Purpose:
  - Evaluate the current and future multimodal needs of Downtown Matthews, including walking, biking, driving, and transit.
  - Evaluate current parking capacity and an analysis of current and future parking needs in downtown.
  - Explore how better connections can be made to surrounding neighborhoods and businesses located in downtown.
- Plan's Kick Off: Spring 2019
- Plan's Public Engagement Activities:
  - Three-day public workshop (May 2019)
    - Stakeholder meetings
    - One-on-One meetings
    - Facebook Live (700+ views)
  - Online Input (Spring 2019)
    - On-line map comments (152 comments)
    - On-line survey input (598 comments)
  - Stakeholders Committee Meetings (Spring to Fall 2019)
  - Walk through with business leaders and owners (June 2019)
  - Transportation Advisory Committee Meeting (November 2019)
  - Planning Board (November 2019)
  - Board of Commissioners—Public Meeting (February 2020)
  - Transportation Advisory Committee Meeting (February 2020)
    Recommend approval of plan as strategy but TAC requests to see each individual component before including planning, funding and approving projects.
  - Stakeholder Meeting with Public Comment speakers (March 2020)

Proposal/Solution

The Downtown Matthews Mobility Plan was drafted to evaluate and make recommendations to improve downtown's multimodal, parking and connectivity options. To review the whole plan, please click https://bit.ly/2ULh8xu. The Executive Summary is attached.

Financial Impact

None at this time. The Plan has a list of potential programs, policies and infrastructure projects. Each program,

policy or project that has a financial component will be evaluated at the time deemed appropriate and brought to the Board of Commissioners for consideration prior to approval and funding.

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-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.

To maintain a small-town identity by providing a vibrant downtown, pedestrian-friendly community, extensive greenway system, and recreation and cultural activities

Recommended Motion/Action

To provide choices to the Board of Commissioners, staff recommends that the Board chooses one of the following options:

1. Recommend approval of the Plan, with the understanding that policies, programs and projects contained in the study will still have to be analyzed, vetted and brought to the Board for approval prior to their implementation.

2. Recommend approval of the Plan, but remove the Plan's recommendation to replace the angled parking to parallel parking on the 100 block of North Trade Street. It is the intent for all projects, programs and policies within this Plan to be thoroughly analyzed and considered individually, by topic or as a geographical group, prior to implementation.

Attachment

DOWNTOWN MATTHEWS MOBILITY PLAN

REPORT

Prepared for: The Town of Matthews
February 2020

Town of Matthews North Carolina

State of North Carolina Department of Transportation

alta PLANNING + DESIGN

EXECUTIVE SUMMARY

A view of the current conditions at the intersection of Trade Street and Matthews Station Street..

EXECUTIVE SUMMARY

What is the Mobility Plan?

The Downtown Matthews Mobility Plan is a bold initiative to enhance the way we move people in Downtown Matthews. The plan will serve as a road map to create a modern, well-balanced transportation system that provides real mobility choices and creates great places where people want to spend their time and money. Real mobility choices mean that **people have the option to walk, bike, ride, or drive in a safe and comfortable environment**.

A photo simulation of what Cotton Gin Alley might look like with an upgrade to a shared street.

plan purpose

This plan is intended to accomplish the following goals:

- Evaluate the current and future multimodal needs of Downtown Matthews, including **walking, biking, driving, and transit**.
- Evaluate **pedestrian and bicycle infrastructure** and how it is connected to parking areas, downtown destinations, and surrounding neighborhoods.
- Evaluate of the current parking capacity and an analysis of **current and future parking needs** in downtown.
- Explore how **better connections** can be made **to surrounding residential neighborhoods** and retirement communities located near Downtown Matthews.

The plan will serve as a vision and action plan to create a balanced downtown transportation system that provides mobility choices and contributes to a place where people want to continue to invest time and money. Mobility choices mean that everyone has the option to walk, bike, ride transit, or drive in a safe and comfortable environment.

This project was funded by the Town of Matthews with funding from the North Carolina Department of Transportation (NCDOT) through the Charlotte Regional Transportation Planning Organization (CRTPO).

When implemented, **the mobility plan will create these key outcomes:**

A view of the bike racks and bus stop on Trade Street near the parking lot along the railroad tracks, looking south across Trade Street.

Create safe streets for all ages, abilities, and modes of travel

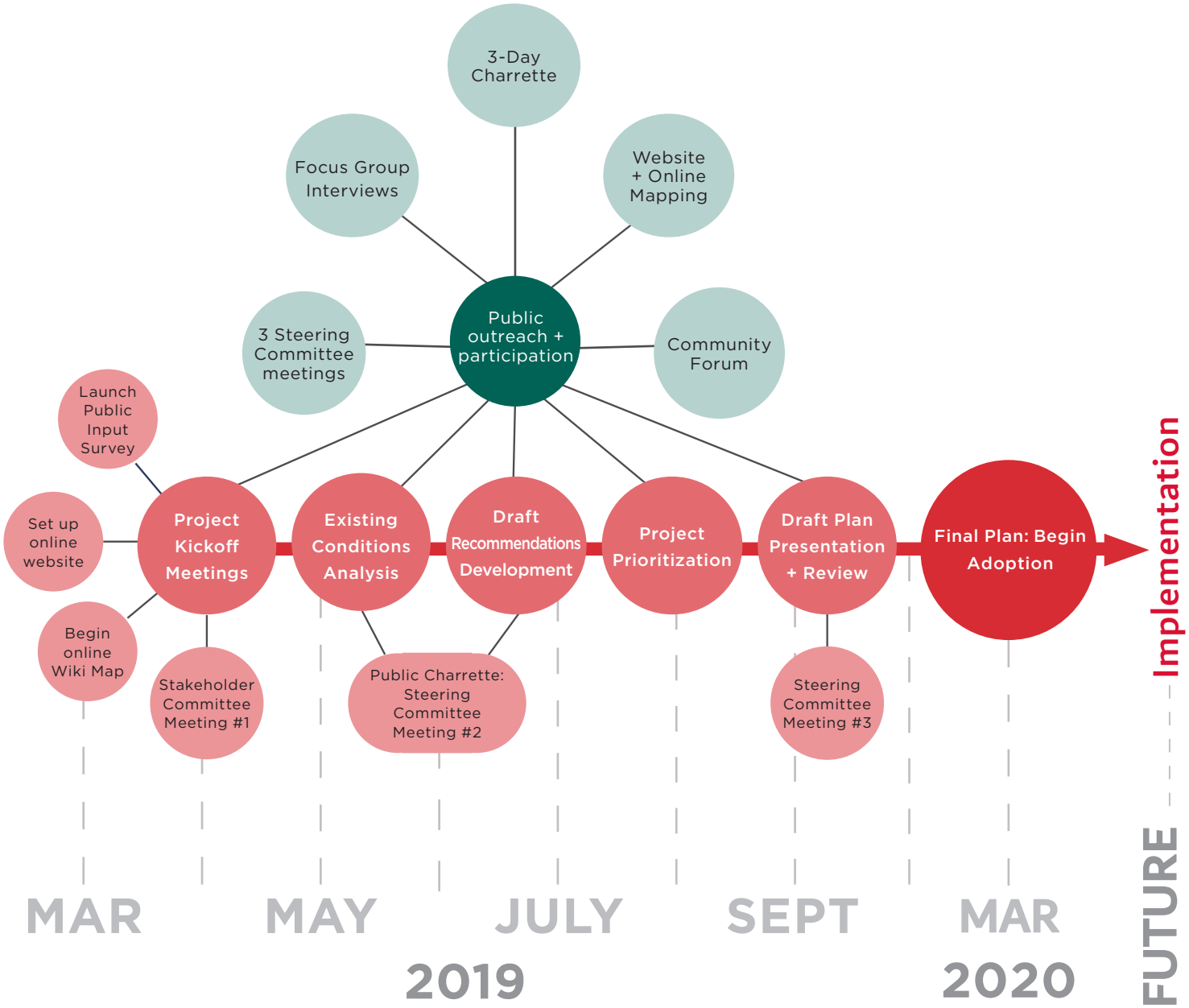
Expand travel options for people traveling to, through, and around Downtown

Support growth in downtown investment and quality of life for residents and visitors

Provide predictable and reliable travel for all modes

planning process timeline

The vision for mobility in Downtown is the community's vision— one where all modes of travel are safe, convenient, and comfortable. The development of the vision was a collaborative effort that brought together residents, the business community, Matthews Elementary School, and regional—Charlotte Regional Transportation Planning Organization (CRTPO) and Charlotte Area Transit System (CATS)—and state partners—North Carolina Department of Transportation (NCDOT)—to create this mobility plan for Downtown. The visioning effort began in the Spring of 2019 with a steering committee kick off meeting, followed by a public design workshop (charrette) and stakeholder meetings held over three days; and the launch of the interactive online input map and project survey. During the early fall, the project steering committee met to provide guidance on the development of the priority projects to include in the plan. In the late fall, the complete mobility strategy was presented to the Town, and the input received at that meeting was used to refine and finalize the recommended actions to implement the plan.



public input

Matthews engaged its citizens as stakeholders and partners throughout the planning process. The Downtown Matthews Mobility Plan was developed through a partnership with community residents and stakeholders, and builds off of the many previous planning efforts that the Town has completed in recent years. Throughout the process, hundreds of citizens participated directly in the process through stakeholder meetings, online survey and mapping exercises, and a three-day public planning and design workshop known as a "charrette."

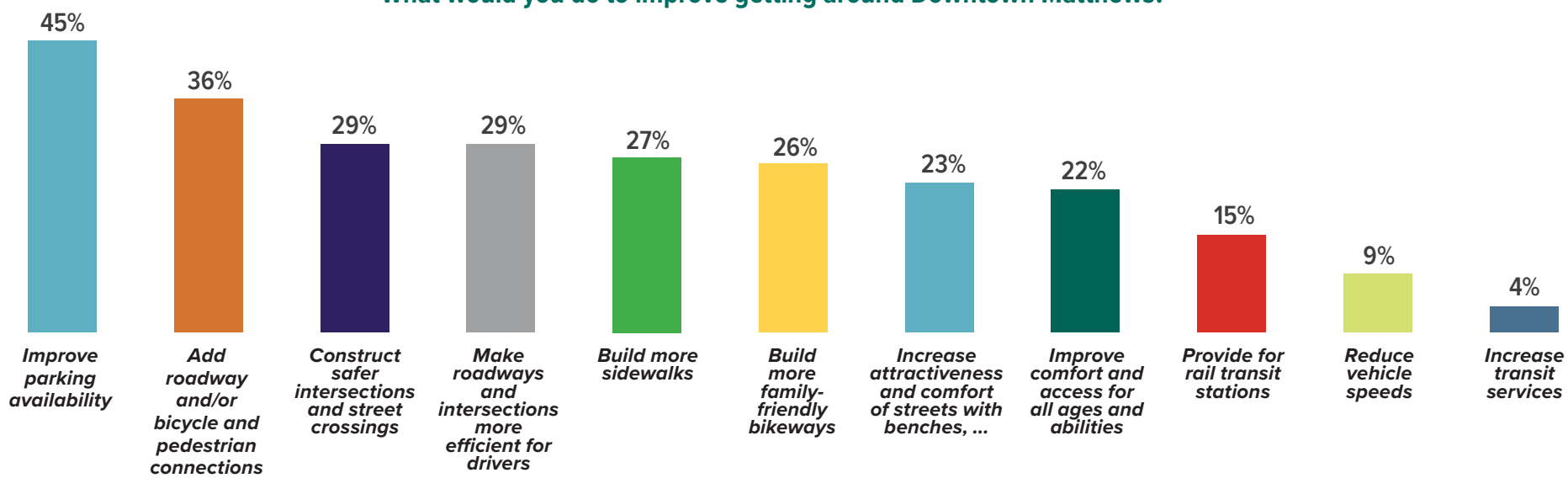
143 online map views

152 online map comments

598 survey responses

700+ facebook live views (charrette presentation)

What would you do to improve getting around Downtown Matthews?



Responses to one survey question reveals a preference for improving parking availability and adding roadway, bicycle, and pedestrian connections in Downtown Matthews.

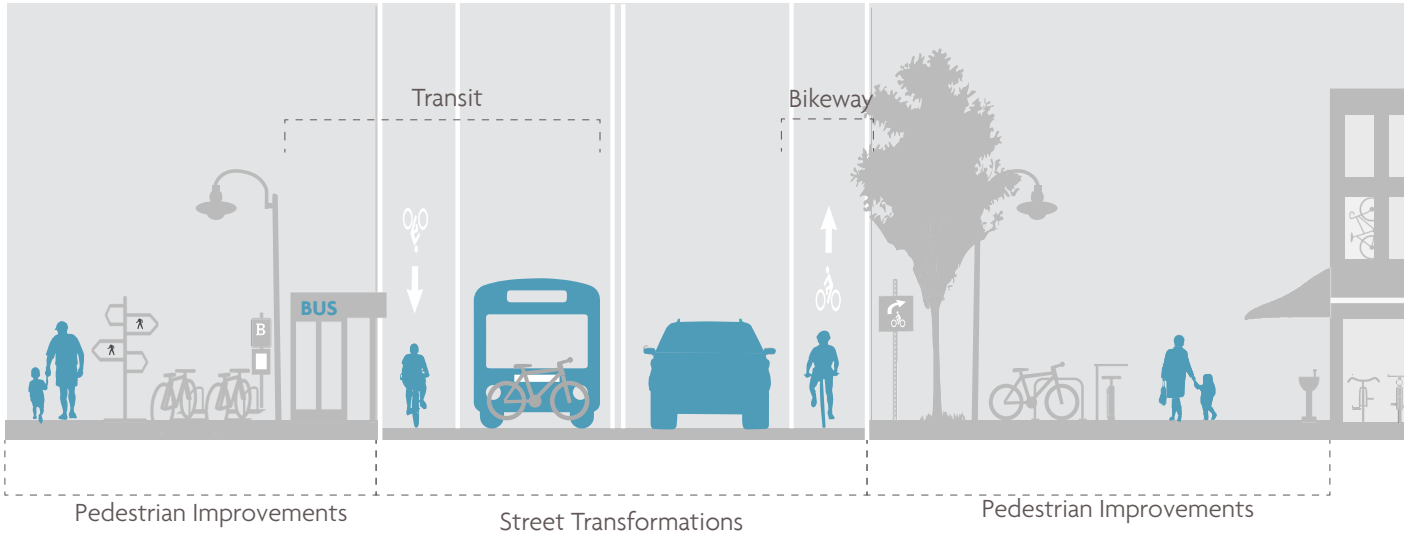
recommendations

This report provides a common action plan for Downtown Matthews that will expand mobility options, create streets designed for everyone, increase comfort to attract and sustain activity, and enhance the convenience of moving from place to place. The recommendations in this report are implementation-ready and intended to achieve the Plan's mobility goals. These recommendations are organized into three types:

- **Projects**
- **Programs**
- **Policies**

Together, these recommendations propel Downtown Matthews toward the goal of creating a more vibrant, unique, and walkable place where residents and visitors enjoy spending their time.

It is intended for all projects, programs, and policies to be thoroughly analyzed and reconsidered individually, by topic or as a geographical group prior to implementation



PEDESTRIAN IMPROVEMENTS

- Sidewalks (for greenways and sidepaths, see Bikeways + Multi-Use Paths)
- Crossing improvements
- ADA-accessibility
- Placemaking

STREET TRANSFORMATIONS

- Lane reallocation
- Shared streets
- New Complete Street connections
- Traffic calming
- Intersection reconfigurations

BIKEWAYS + MULTI-USE PATHS

- On-street bike facilities
  - » Bike Lanes
  - » Shared Lane Markings
  - » Advisory Shoulders
- Multi-Use Paths
  - » Greenways
  - » Sidepaths

PARKING

- New on-street spaces
- Reconfiguration of existing spaces
- Surface lots
- Wayfinding

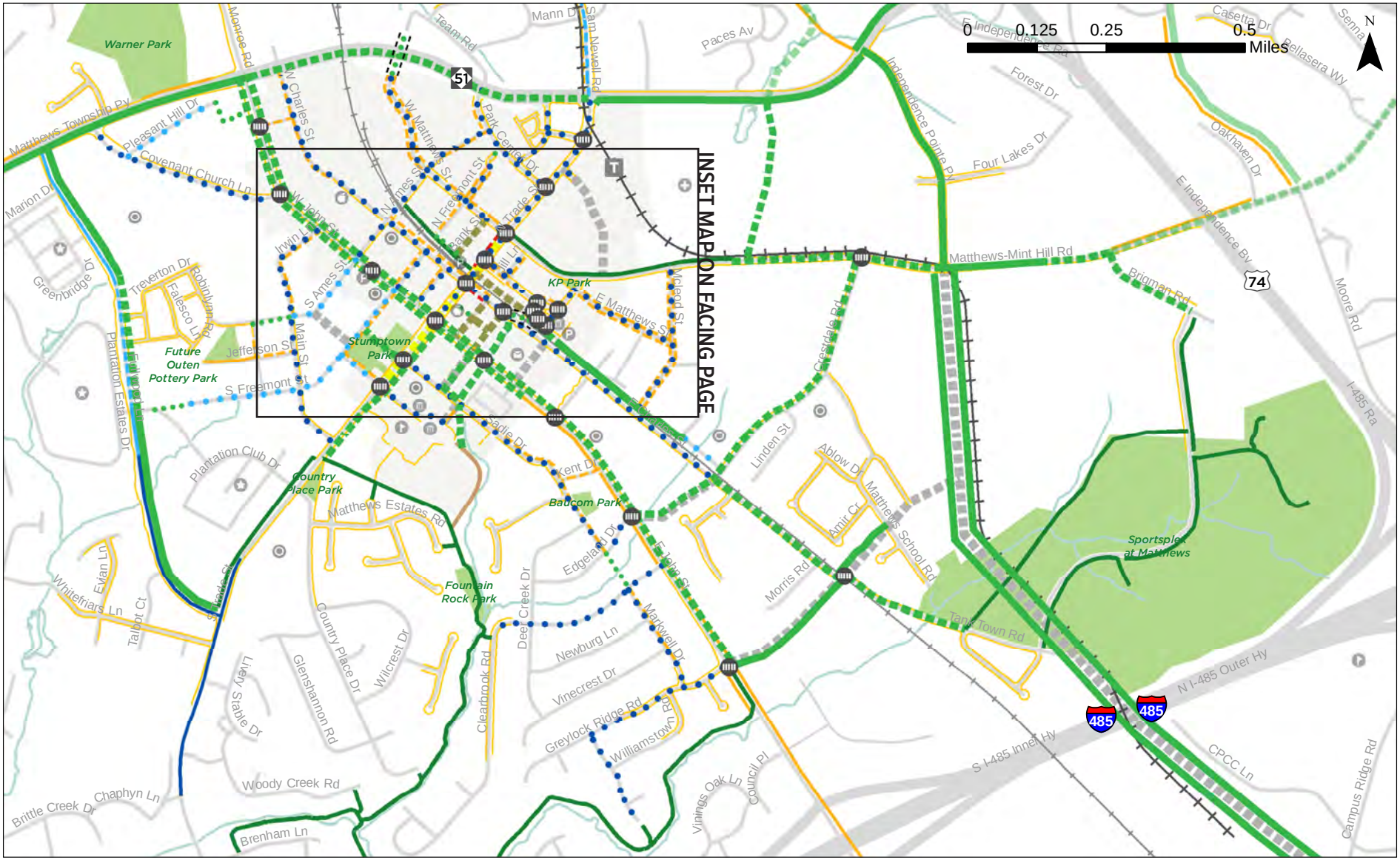
TRANSIT

- Bus stop amenities
- Bus stop relocation
- Light rail connections

PROGRAMS + POLICIES

- Parking
- New Mobility Technology
- Wayfinding
- Transportation Demand Management

DOWNTOWN MOBILITY NETWORK MAP



Sidewalks + Access Issues
- Existing Sidewalk
- Funded-not constructed
- Proposed Sidewalk
- Fix ADA issues

Multi-Use Paths
- Existing (Natural surface)
- Funded- not constructed
- Proposed MUP
- Proposed Bike/Ped Connector
- Proposed Bike/Ped Tunnel

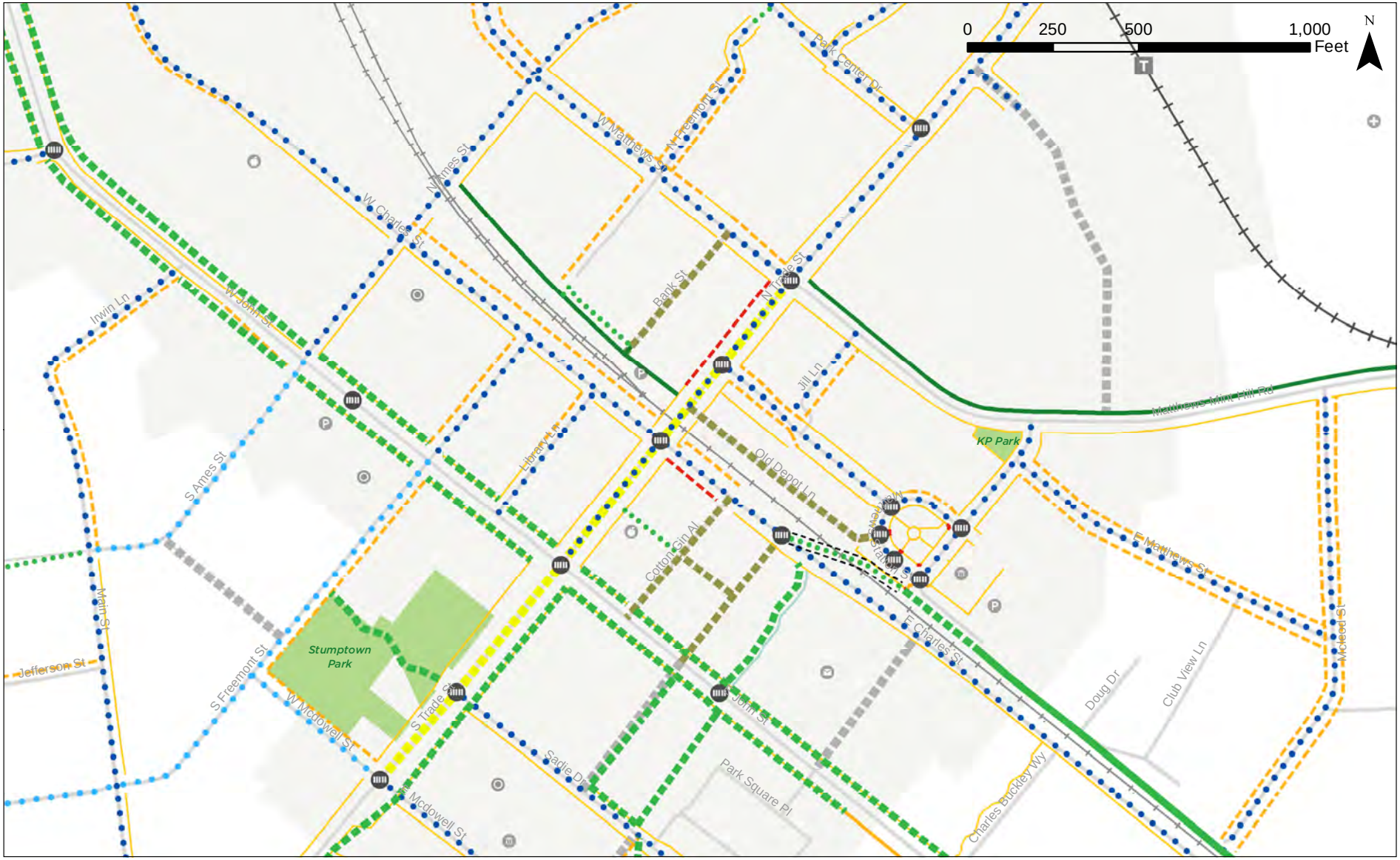
Bike Lanes
- Existing
- Funded
- Proposed

Shared Street Bike Facilities
- Proposed Shared Lane Markings
- Proposed Advisory Shoulder

Roadways
- New Complete Street
- Lane Reallocation
- Shared Street
- Crossing Improvement

Future Silver Line
- Downtown / Hospital
- Silver Line Proposed Alignment

DOWNTOWN MOBILITY NETWORK MAP- INSET



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Bike Lanes
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- Funded
- Proposed

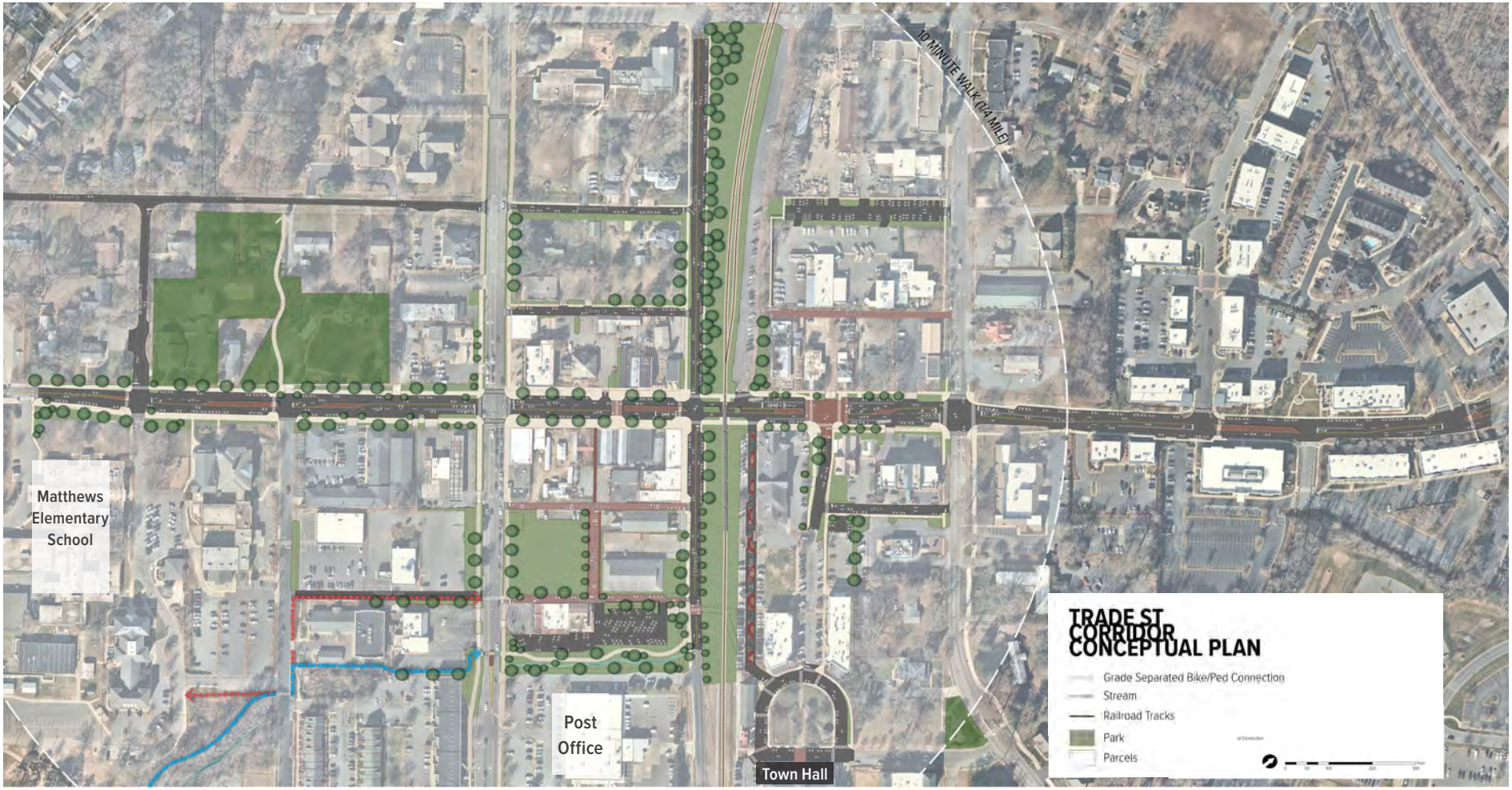
Shared Street Bike Facilities
- Proposed Shared Lane Markings
- Proposed Advisory Shoulder

Roadways
- New Complete Street
- Lane Reallocation
- Shared Street
- Crossing Improvement

Future Silver Line
- Downtown / Hospital
- Silver Line Proposed Alignment

downtown core conceptual plan

The projects in the downtown core include reconfiguring lanes along Trade Street, reorienting parking spaces and expanding the sidewalks along Trade; retrofitting on-street parking along side streets and alleys; and intersections improvements to shorten pedestrian crossing distances. The details of these projects, and others are outlined on the following pages.



priority projects

The Downtown Matthews Mobility Plan Stakeholder Committee identified top priority projects for implementation based on input gathered during the course of the Mobility Plan study. The Stakeholder Committee has put forward the following four projects for consideration by the Town Board of Commissioners for near-term funding and implementation.

Trade Street Reconfiguration, from John Street to Charles Street

- Lane reconfiguration
- Parking reorientation
- Widened sidewalks
- Crossing improvements

Trade Street Reconfiguration, from Matthews Elementary School to John Street

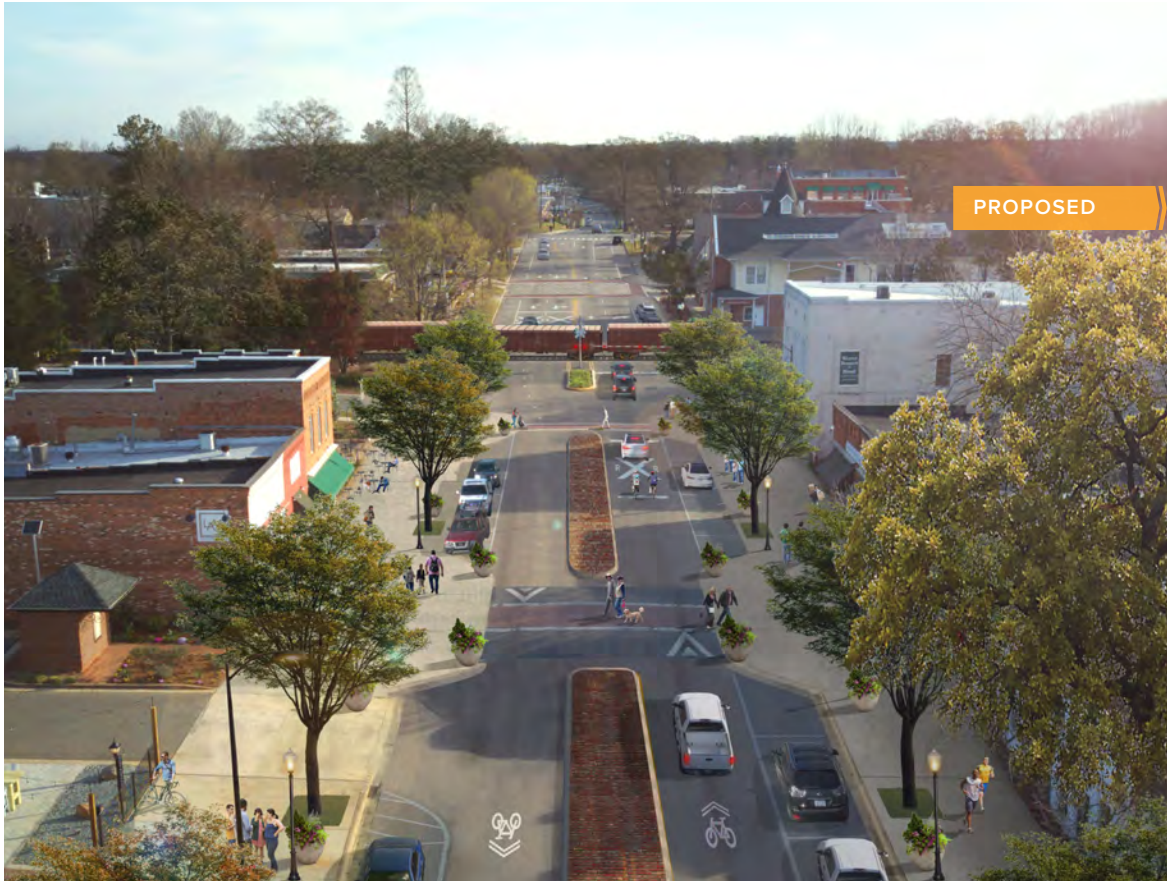
- Lane reconfiguration
- Parking reorientation
- Multi-use path
- Crossing improvements

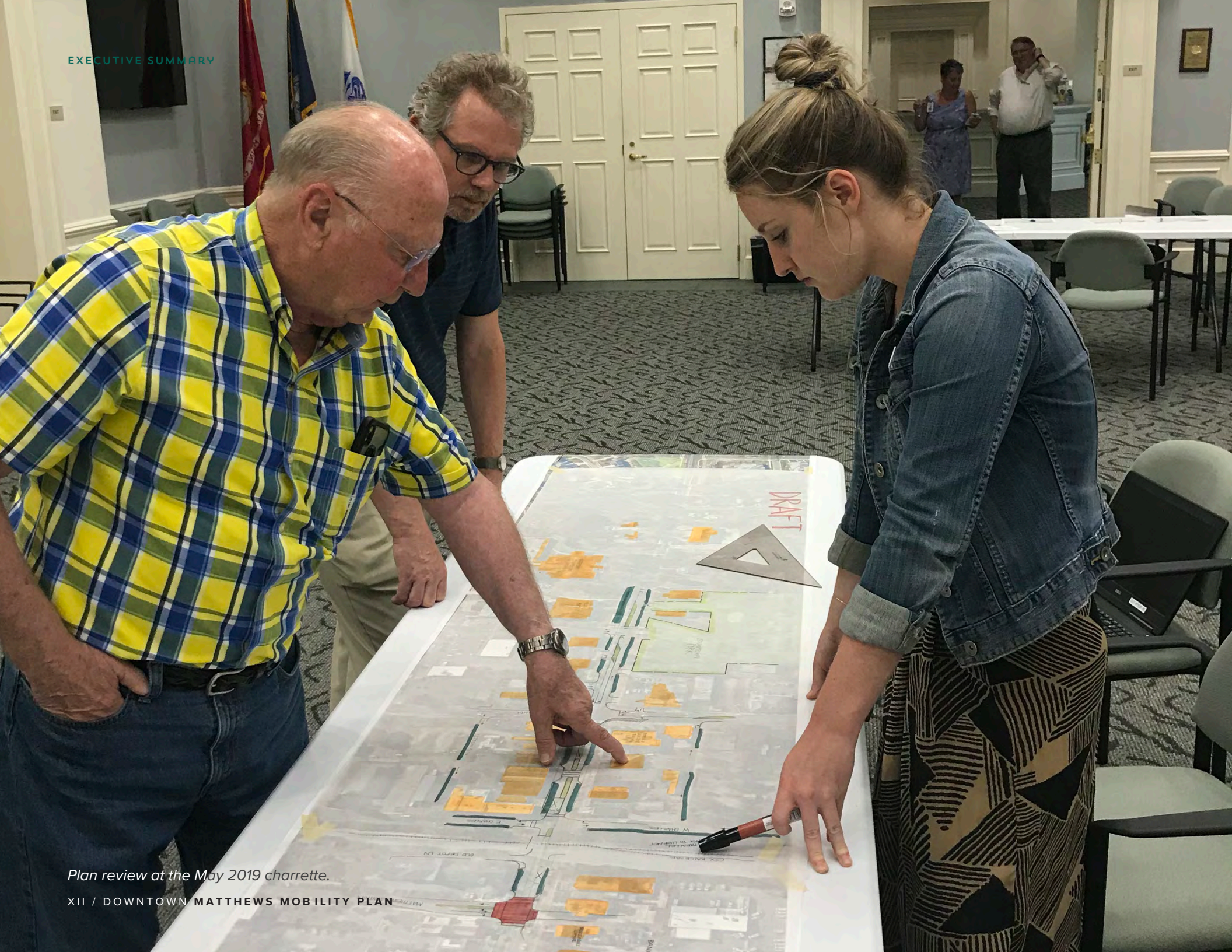
Library Lane + Freemont Street Paired One-Way Streets, from John Street to Charles Street

- Two one-way conversions on Library Lane and Freemont Street, creating “one-way pair”
- 31 new parallel parking spaces
- Sidewalks along both roads

Heritage Lane Greenway, Alignment A, from Sadie Drive to John Street

- Multi-use path along southeast side of alley/driveway
- Formalize alley/driveway as public right-of-way, “Heritage Lane”





Plan review at the May 2019 charrette.

Town of Matthews Administration

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

2020 Planning Conference To Do list

TO: Mayor and Board of Commissioners

FROM: Hazen Blodgett, Town Manager

DATE: March 5, 2020

Background/Issue

The 2020 Planning Conference was held from Thursday, Feb 27th to Sunday, March 1st.

Proposal/Solution

Attached is a list of To Do items. Once adopted we will use the To Do list as a plan of work going forward.

Financial Impact

Any items that require town funds will be incorporated into the FY2021 budget or approved on an individual basis.

Related Town Goal

Operational Performance: to plan, allocate resources and operate all departments effectively and efficiently in order to meet the citizens' needs for local government services.

Recommended Action

Discuss and approve the 2020 Planning Conference To Do list.

1. Explore acquiring land for future fire station
2. Explore options for intersection improvements at Crestdale Road and E. Charles Street
3. Contact GPS services to reroute truck traffic around Crestdale/Charles intersection (Waze, Google maps, etc.)
4. Add increased trash pickup at state-maintained areas to town's legislative agenda
5. Pursue restorative beautification at interchanges; ensure conduit is installed for future lighting and possible irrigation
6. Board to prioritize list of new special events: jazz fest, Culture Shock, Matthews 7-Miler, e-sport event (e-sports if not too expensive)
7. Commissioner Garner to follow up with ASC on bringing culture feast to Matthews
8. Create map with all multiuse paths, sidewalks and greenways; show gaps
9. Compile prioritized list of sidewalk gaps, prioritizing downtown and radiating outward along with other critical points around town ($3mm)
10. Bring forward asap a contract for sidewalk repair in the downtown area
11. Confirm we're free to use portion of Windsor Run Park property for school. If so, pursue trade with CMS. Verify CMS interest in future school site at Purser Hulsey Park; if positive, pursue permission from Mecklenburg County for school use at Purser Hulsey Park site; engage with CMS regarding assignment boundaries
12. Evaluate subdividing Windsor Run Park property to separate school and park uses
13. If CMS is interested in a swap, engage with ULI to map out commercial impacts of a shifting downtown focus
14. Complete in house Small Area Plan for Idlewild/485 area; incorporate significant community engagement into development of plan
15. Bring forward proposal for new Comprehensive Plan
16. Review actual school impacts versus CMS's calculated estimates for new residential development
17. Bring in UNC Charlotte Urban Institute to make proposal to Board on housing needs & strategies reports
18. Staff to revise downtown design guidelines
19. Staff to contact Dollar Tree regarding their plans for Family Dollar site; consider proactive rezoning if necessary
20. Gather information on co-working spaces in town, put on website
21. Research options for locally-controlled historic landmark commission or other options for architectural review; designate boundary for local historic district in Old Town area; minimally restrictive: only new construction, tear downs, additions or changes over x% prompting review process, in order to maintain neighborhood character
22. Ask Harris Teeter to consider partnering on 10ft multiuse path and piping the ditch on Crestdale Road
23. Continue to pursue additional park space as it may become available
24. Update park inventory to reflect linear park space and nearby park and open space amenities
25. Research instituting a local park and rec foundation, similar to Mecklenburg County's Partners for Parks Foundation
26. Seek out historic barn/structures to move onto town property
27. Organize tour of Mint Hill historic village for interested Board members
28. Evaluate alternative lighting options on town hall cupola – colored lights for special events
29. Refresh/clean greenway sewer art
30. Repaint painted wall at town hall rear parking lot near book mural; evaluate replacing fence
31. Commissioner Garner to work with ASC on wrapping electrical boxes with art wraps
32. Get clarification from Matthews Alive: show expenses and revenues that incorporates nonprofit donations into budget; separate out Town's $60,000 sponsorship; show calculations on distribution of funds paid to each nonprofit and their volunteer hours; confirm percentage of time spent working on Matthews Alive by Special Events staff; provide full accounting of all additional staff time and other costs charged to tourism fund

Town of Matthews Police

1201 Crews Road
Matthews, NC 28105
704.847.4069

Agenda Item

From: **Chief Clark A. Pennington**
Date: **3/3/2020**
Subject: **Vehicle Mitigation Barrier Purchase**

Background/Issue:

The Town of Matthews makes family friendly events a high priority for the community. We currently have 2 large festivals requiring multiple street closures; 4 events in and around town hall closing streets to vehicles; and 15 events held in Stumptown Park bringing crowds of people into an open parking area with vehicle access. Safety, during large public gathering events, is extremely important and a focus of the Matthews Police Department. The US Department of Homeland Security Office of Intelligence and Analysis continues to issue assessment reports warning of exploitation of target vulnerabilities. At the top of the list is the targeting of crowded places with high density of people using minimal security measures.

Vehicle ramming techniques are second only to firearms for the method of attack. Data indicates that using a vehicle as a weapon to create the highest level of casualties is a preferred method for those seeking to cause destruction and chaos. Historically, the use of terror against a population through indiscriminate violence has been a means to create instability and fear among masses. In 2020, there have already been numerous reports that the RNC in Charlotte will bring an unprecedented level of attention to the region from many violent factions wanting to seize this opportunity for worldwide attention. Luckily, Matthews has escaped the use of violence at large public gathering events; however, this does not reduce the need to ensure your Police Department, Fire Department, and Public Works has the necessary equipment to identify, stop, or mitigate plans by would be attackers.

In additional to an intentional act of violence, there is always the possibility of a vehicle entering our street festival area, or open park area, like Stumptown Park, during one of our festivals. This fact was proven during this past Matthews Alive Festival when a vehicle being operated by an impaired driver was able to enter the festival area and was driving toward the crowd of people in the street when it was stopped by police officers. A couple years ago a driver experiencing a medical condition drove through the end of Sadie St. and into Stumptown Park striking a tree before coming to a stop with the vehicle accelerator pushed to the floor spinning the tires until the car caught fire. These are just two actual examples of instances that have already happened in Matthews without any intent to cause harm, but demonstrates the vulnerability of having events in and around open roadways.

Our current method of using parked vehicles to create a barrier between open streets and people in attendance, is insufficient. We know that we must employ a better way to secure our festival and park events to provide the best protection available to our citizens and visitors. Three different vehicle barrier systems were investigated. Vehicle barrier systems vary by manufacturer and patent. Some are very difficult to maneuver and are not very applicable for our specific needs. There are several international standards for vehicle ramming protective ratings that should be considered when planning a purchase of such a system.

Town of Matthews Police

1201 Crews Road
Matthews, NC 28105
704.847.4069

Proposal/Solution:

We have determined that a vehicle barrier system must be maneuverable, modular and scalable for our streets and parks, and has storage potential that can be easily taken out to an event and deployed. The preferred system is MVB3X, offered by Mifram Security. This is the same system currently used by CMPD during Charlotte events. This system is proven and interchangeable with our regional partners.

Some of the features that the MVB3X offers:

- One person installs and dismantle
- Each section can be connected in as little as one minute
- Assembly does not require any tools
- Sections fold and are easy to carry and store
- Sections can be easily moved out of the way to open area for parades, foot races, temporary only closures etc., or to allow service and emergency vehicles to enter
- Has an integrated storage trailer that houses all the components and can be towed to events with current fleet vehicles for deployment
- System is modular can be assembled as short or as long as needed for various street widths
- Barriers are certified by all international standards

Our recommendation is to purchase the complete MVB3X system to cover all our street access areas to street festivals, which would provide enough barriers to close parks and Town Hall/Town Green areas for events held in those locations.

Quotes and product descriptions from three comparable systems were considered and are available upon request. However, the MVB3X system is manufactured with a sole source letter and will be purchased in accordance with purchasing guidelines should it be approved.

Fiscal Impact:

A complete barricade system, to include trailer and storage. Enables the Police Department to safely block both ends of South Trade St, Sadie St., and McDowell St.

Total cost of **$213,275.00**.

There are no anticipated maintenance or recurring costs with this equipment.

Related Town Goals:

Public safety: to provide the necessary equipment and resources to ensure the safety of Matthews' citizens and enhance the town's reparation for providing a safe environment during festivals and events.

Recommended Motion/Action:

Motion 1: Approve a Budget Amendment as prepared by the Chief of Police for the purchase of the complete MVB3X system

Motion 2: Authorize the police chief to purchase the complete MVB3X system that was quoted from Advanced Security Technologies using existing tourism budget funding.

Bringing Advanced Technologies to the security world

March 4, 2020

Clark A. Pennington
Chief
Matthews Police Department
1201 Crews Road
Matthews, N.C. 28105

Tel: 704-841-6731
Email: cpennington@matthewsnc.gov

RE: Sole Source Letter

Dear Chief Pennington:

This letter is hereby to confirm that AST is the sole source provider of the Mobile Vehicle Barrier System package, which includes the specialized transport trailer, the modular vehicle barriers, pivot systems, packaging boxes and sequence lighting for units with Pivot system. No other company or entity provides all the components of the system.

AST has been supplying the Mobile Vehicle Barrier System package throughout the US and we look forward to working with the Town of Matthews as well.

If you have any additional questions, please don't hesitate to contact me at any time.

Sincerely,

Yaron Getter
Principal & Co-Founder
Advanced Security Technologies LLC

Town of Matthews Police

1201 Crews Road
Matthews, NC 28105
704.847.4069

Agenda Item

From: **Chief Clark A. Pennington**
Date: **2.29.2020**
Subject: **Replace 2 total loss vehicles**

Background/Issue:

During FY20, there has been a burden placed on our fleet with the total loss of three patrol vehicles due to vehicle crashes. Two of these vehicle crashes were at no fault of the officers, and one was an at fault crash. Insurance has paid out on all three of these vehicles and they have been removed from town owned property.

Staff has reviewed the current assignments with in our fleet and determined the most cost-effective way to fill this identified shortfall is to replace two of the totaled vehicles with unmarked vehicles assigned to specialty units having a need for increased cargo space during transport of firearms and training equipment. There are two fully equipped marked vehicles currently assigned to specialty. The replacement of these two specialty unit vehicles with unmarked vehicles will be a cost savings to the Town.

Proposal/Solution:

Purchase 2 utility/truck vehicles replacing two of the three total loss vehicles from our current inventory. The purchase of the proposed vehicles provides the town with a significant cost savings over marked units.

Fiscal Impact:

Emergency equipment will be installed by our shop with an estimated cost of $3,500.00 in materials for each. The total impact will be $7,000.00.

The overall cost output is mitigated through insurance payouts of $10,444.00.

The total estimated cost of a single Chevy Silverado Crew Cab truck on state contract is $27,000.00

2 vehicles:	**$54,000.00**
Equipment:	**$7,000.00**
Insurance Payouts:	**-$10,444.00**
Total:	**$50,556.00**

Related Town Goals:

Public safety: to provide the necessary trained personnel, equipment and procedures to ensure the safety of Matthews' citizens and enhance the town's reparation for safety.

Town of Matthews Police

1201 Crews Road
Matthews, NC 28105
704.847.4069

Recommended Motion/Action:

Motion 1: Approve a Budget Amendment as prepared by the Chief of Police for the purchase of two vehicles to replace two of the three total loss vehicles during FY20.

Motion 2: Authorize the police chief to purchase/acquire two vehicles to replace two that were a total loss during this fiscal year.

ORDINANCE NO. _____ BUDGET ORDINANCE AMENDMENT

ORDINANCE AMENDING THE BUDGET FOR THE TOWN OF MATTHEWS, NORTH CAROLINA FOR FISCAL YEAR 2019-2020

BE IT ORDAINED by the Board of Commissioners of the Town of Matthews, North Carolina that the following amendments are made to the Budget Ordinance for the fiscal year ending June 30, 2020.

SECTION 1: To amend the General Fund, the Revenues are to be changed as follows:

		INCREASE	DECREASE
10000000-4990	GF Fund Balance Appropriated	$61,000.00	

SECTION 2: To amend the General Fund, the Expenditures are to be changed as follows:

		INCREASE	DECREASE
10432100-581000	Motor Vehicles	$54,000.00	
10432100-581100	Vehicle Equipment	$ 7,000.00	

SECTION 3: The purpose of this amendment is to appropriate funds to replace and up fit 2 police vehicles.

SECTION 4: Copies of the budget amendment shall be delivered to the Budget Officer and the Finance Officer for their direction.

Adopted this the 9th day of March 2020.

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John F. Higdon, Mayor

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Lori Canapinno, Town Clerk

Town of Matthews Public Works

1600 Tank Town Road
Matthews, NC 28105
704.847.3640
fax 704.845.2488

Sidewalk Trip Hazards in the Downtown Area

TO: Mayor and Board of Commissioners

FROM: C.J. O'Neill, P.E., Public Works Director

DATE: March 4, 2020

Background/Issue

As discussed at the Planning Conference, the Town had a consultant survey the sidewalks in the downtown are for trip hazards, which are areas where there is more than one quarter inch (1/4") difference between two sections of sidewalk. Although they determined our sidewalks are generally in good condition, they noted 903 trip hazards over the 4.27 miles of sidewalk that they surveyed. They proposed bringing all of the areas into ADA compliance by slicing off the trip hazards for a total estimated cost of $67,550.

However, it does not necessarily make sense to repair all of the trip hazards in this way. For instance, trip hazards that are caused by tree roots will only temporarily be brought into compliance by repairing them in this manner. For these instances, we would propose repairing them by re-pouring the sidewalk and bridging the roots. Our sidewalk crew and Town Arborist reviewed the locations and determined that approximately 50 of the trip hazards should be repaired in this more permanent manner using Town forces. There are also areas of sidewalk that were damaged in the tornado.

Proposal/Solution

We plan to repair those trip hazards where it makes more sense for us to repour the sidewalk. The contractor will repair trip hazards under the original contract and deduct the value of the repairs from the contract that are repaired using Town forces.

Financial Impact

The cost for the contract will be less than $67,550 and will be paid for out of the General Fund Balance. The areas repaired using Town forces will be covered in the Department's budget.

Related Town Goal

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.

To maintain a small-town identity by providing a vibrant downtown, pedestrian-friendly community, extensive greenway system, and recreation and cultural activities

Recommended Action

Motion to allow the Town Manager to enter into a contract with Precision Safe Sidewalks to repair sidewalk trip hazards in the downtown area. Motion to appropriate $67,550 from the General Fund Balance to fund the contractor's work.

ORDINANCE NO. _____ BUDGET ORDINANCE AMENDMENT

ORDINANCE AMENDING THE BUDGET FOR THE TOWN OF MATTHEWS, NORTH CAROLINA FOR FISCAL YEAR 2019-2020

BE IT ORDAINED by the Board of Commissioners of the Town of Matthews, North Carolina that the following amendments are made to the Budget Ordinance for the fiscal year ending June 30, 2020.

SECTION 1: To amend the General Fund, the Revenues are to be changed as follows:

		INCREASE	DECREASE
10000000-4990	GF Fund Balance Appropriated	$67,550.00	

SECTION 2: To amend the General Fund, the Expenditures are to be changed as follows:

		INCREASE	DECREASE
10452000-535500	Sidewalk Maintenance & Repair	$67,550.00	

SECTION 3: The purpose of this amendment is to allocate fund balance for the purpose of sidewalk repairs in the downtown area.

SECTION 4: Copies of the budget amendment shall be delivered to the Budget Officer and the Finance Officer for their direction.

Adopted this the 9th day of March 2020.

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John F. Higdon, Mayor

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Lori Canapinno, Town Clerk

Town of Matthews Public Works

1600 Tank Town Road
Matthews, NC 28105
704.847.3640
fax 704.845.2488

Levine Senior Center Floor Maintenance

TO: Mayor and Board of Commissioners

FROM: C.J. O'Neill, P.E., Public Works Director

DATE: March 5, 2020

Background/Issue

The flooring at the Levine Senior Center is in deteriorating condition and is in need of resurfacing. Typically, this has been done using polyurethane. The estimate for the installation of polyurethane is $10,125. However, installing polyurethane will require the center to close down for several days for the sanding and installation process. Concern has also been raised over the fumes that are released for up to 2 weeks with polyurethane, and their impact on the center's clientele.

Proposal/Solution

For these reasons, staff is recommending that Rubio Monocoat be used. Although slightly more expensive and somewhat less durable than polyurethane, it has several advantages- this coating takes half the time to apply as the polyurethane; it releases no volatile organic compounds (VOCs); and future maintenance applications can be applied without the typical sanding needed with polyurethane and at much lower cost. The initial installation includes fully stripping the floor and applying the monocoat. The estimated cost of this is $16,875. Future refreshes are estimated at $2,500, which, since it is under $10,000, would be the responsibility of the Levine Senior Center.

Financial Impact

If the Board elects to use staff's recommendation of Rubio Monocoat, $16,875 will be appropriated from the General Fund Balance to cover the cost.

Related Town Goal

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.

To provide the infrastructure and services that supports the superior quality of life in the Matthews community, in a proactive, courteous, and professional manner.

Recommended Action

To empower the Town Manager to enter into a contract with Zack Hardwood Flooring, Inc. to install Rubio Monocoat at the Levine Senior Center at a cost not to exceed $16,875. To appropriate $16,875 from the General Fund Balance to pay for the contract.

attachment

ORDINANCE NO. _____ BUDGET ORDINANCE AMENDMENT

ORDINANCE AMENDING THE BUDGET FOR THE TOWN OF MATTHEWS, NORTH CAROLINA FOR FISCAL YEAR 2019-2020

BE IT ORDAINED by the Board of Commissioners of the Town of Matthews, North Carolina that the following amendments are made to the Budget Ordinance for the fiscal year ending June 30, 2020.

SECTION 1: To amend the General Fund, the Revenues are to be changed as follows:

		INCREASE	DECREASE
10000000-4990	GF Fund Balance Appropriated	$16,875.00	

SECTION 2: To amend the General Fund, the Expenditures are to be changed as follows:

		INCREASE	DECREASE
104542000-535038	Building M&R-Levine Center	$16,875.00	

SECTION 3: The purpose of this amendment is to allocate fund balance for the purpose of floor maintenance at the Levine Senior Center.

SECTION 4: Copies of the budget amendment shall be delivered to the Budget Officer and the Finance Officer for their direction.

Adopted this the 9th day of March 2020.

_____
John F. Higdon, Mayor

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Lori Canapinno, Town Clerk