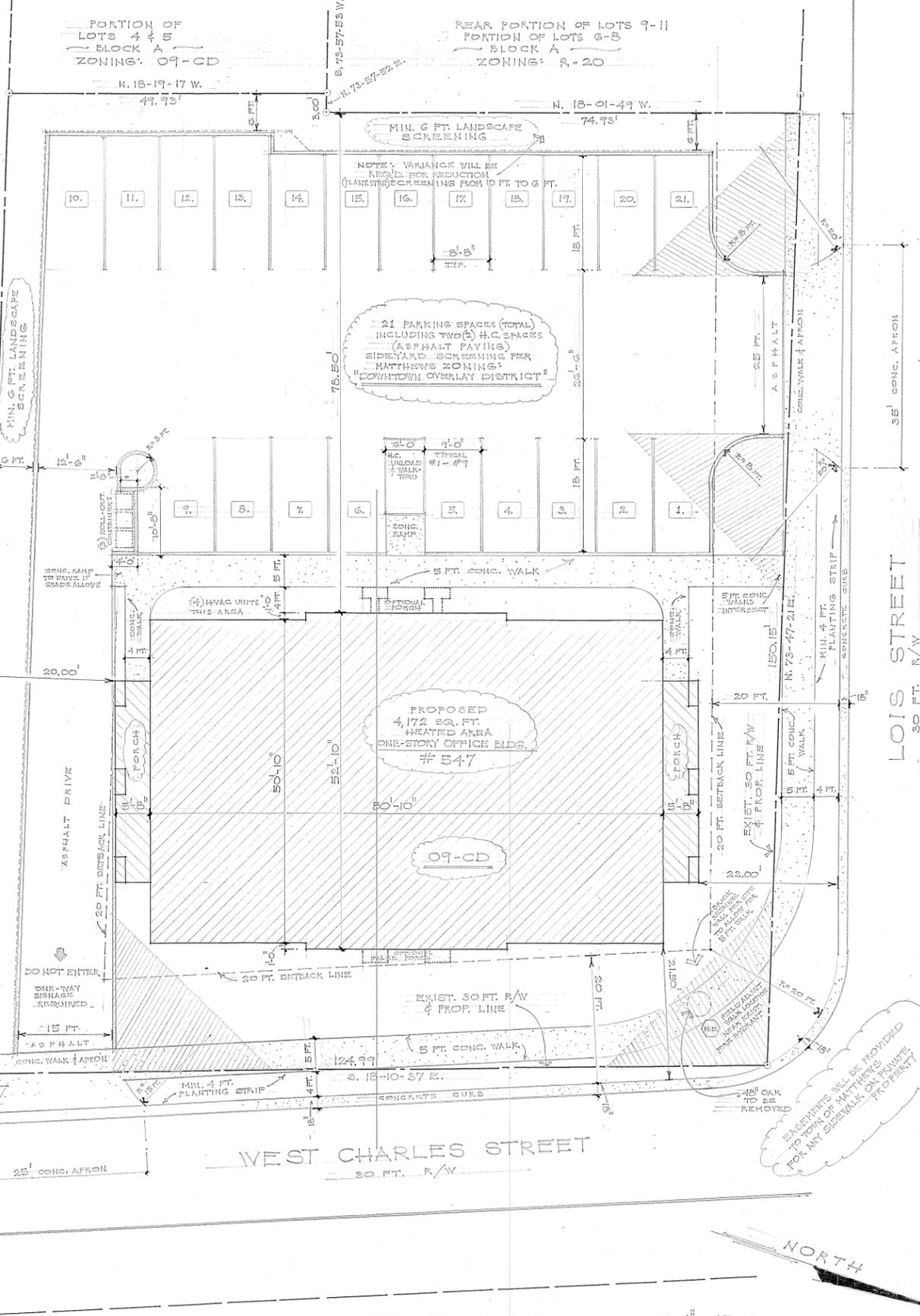


Agenda Item: Application 592/West Charles St

DATE: December, 4 2012
RE: Public Hearing
FROM: Jay Camp, Senior Planner

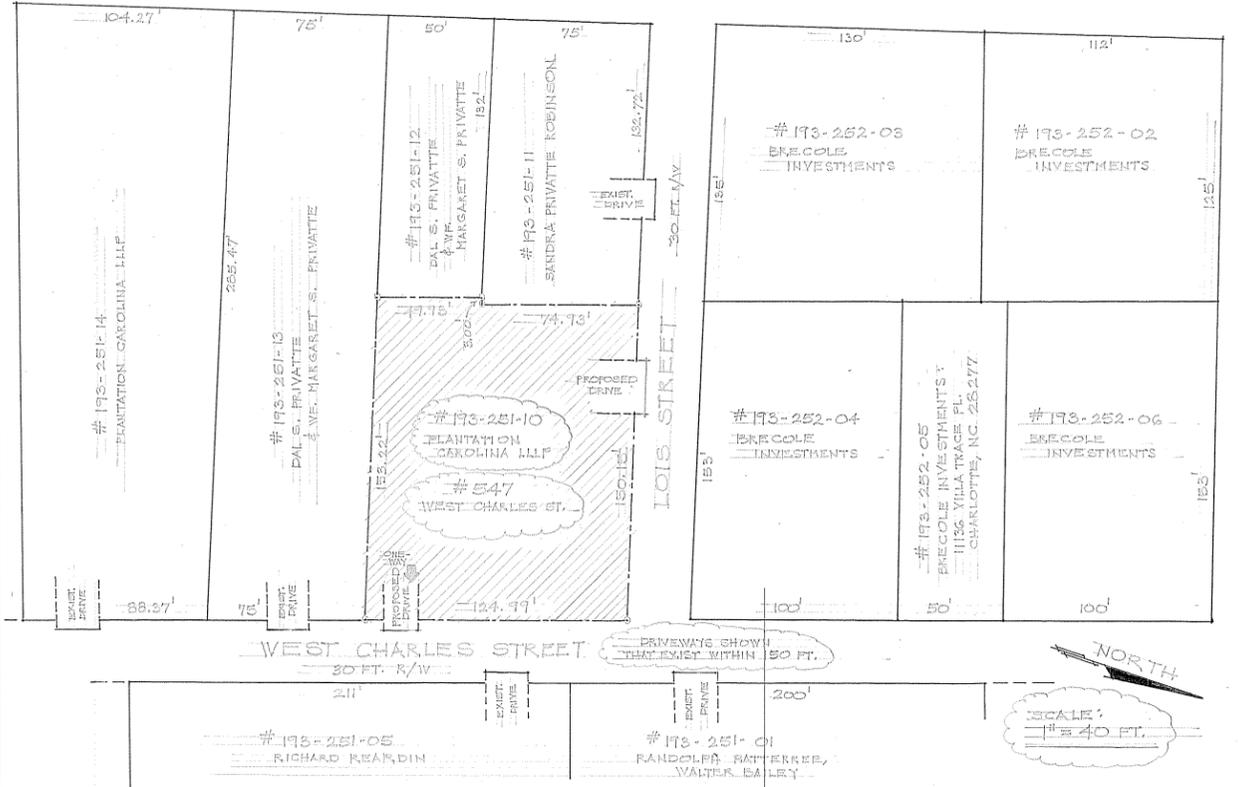
Background/Issue:

The most notable change related to this rezoning application is a change in requested zoning. Initially, the site was proposed as B-D (CD). However, after further consideration of current market conditions, the applicant now requests O-9 (CD). The O-9 classification is appropriate and consistent with other rezonings in the area over the past several years.



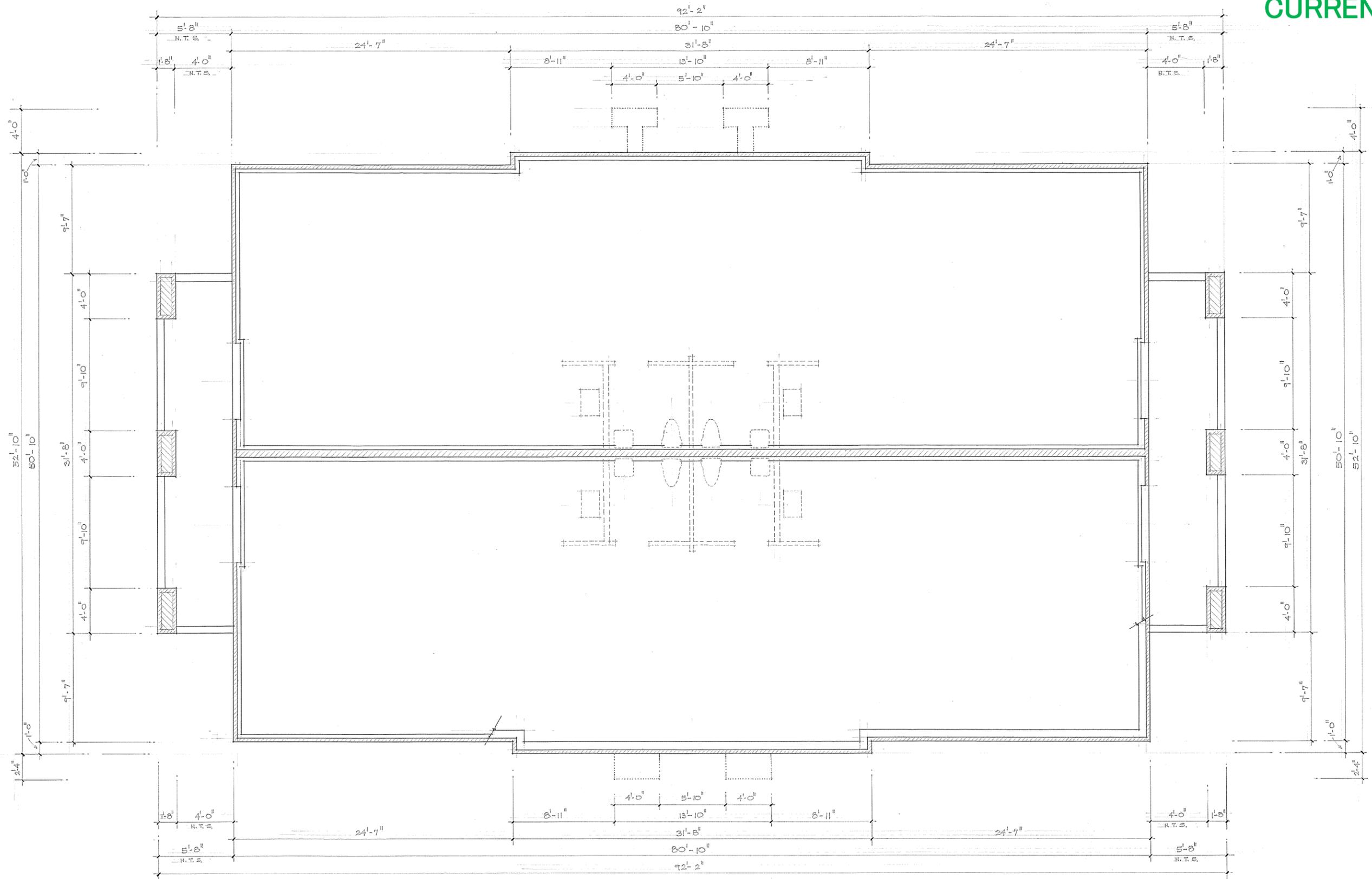
SITE PLAN SCALE: 1" = 10 FT.

0.434 ACRES
 LOTS 12 AND 13, PORTION OF LOTS 9-11, BLOCK A
 MYRTLE HOKE POWELL PROPERTY
 TAX PARCEL: 193-251-10 DEED REF: 4355/713 MAP BK. 3/17
 MATTHEWS
 MECKLENBURG COUNTY, NORTH CAROLINA



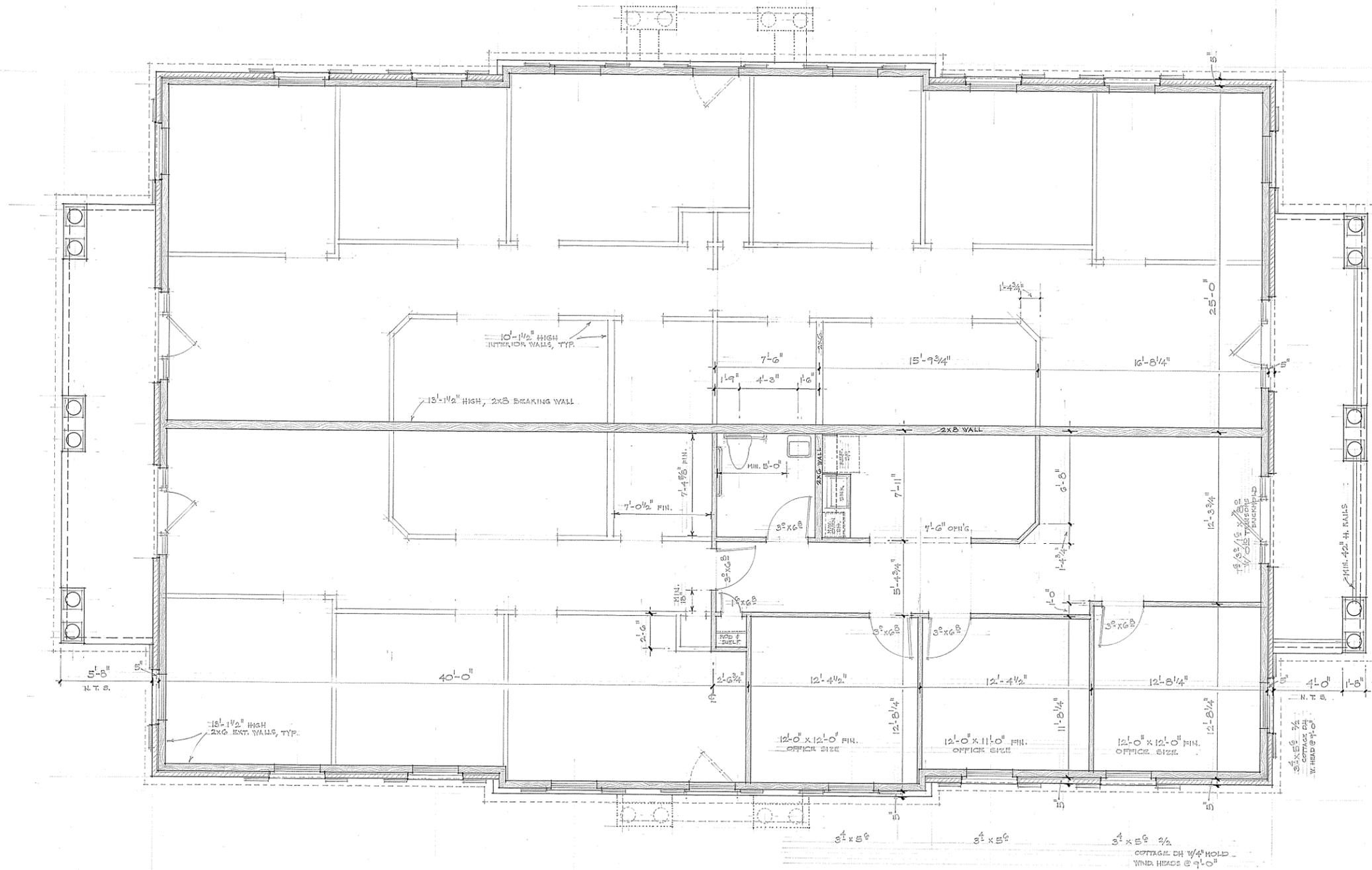
- CONDITIONAL NOTES:**
- 547 WEST CHARLES STREET BUILDING:**
 - UP TO 4,172 SQ. FT. (NET) MULTI-TENANT BUSINESS/DISTRIBUTION TYPE Y-B CONSTRUCTION.
 - NON-SEPARATED MIXED USE
 - WOOD FRAMED, BRICK VENEER & LAP SIDING
 - W/EXPOSED BRICK FOUNDATION (RAISED SLAB)
 - PITCHED ROOF W/STANDING SEAM METAL
 - OFF-STREET PARKING:**
 - SECTIONS 153.115 - 153.129 OF THE TOWN OF MATTHEWS ZONING ORDINANCE REQUIRES:
 - ONE (1) SPACE PER 200 GROSS SQ. FOOTAGE.
 - BLDG. AREA = 4,172 SQ. FT. (LEASEABLE AREA)
 - MIN. TOTAL SPACES REQUIRED: 4,172 ÷ 200 = 21 SPACES
 - TOTAL SHOWN ON SITE PLAN: 21 SPACES INCLUDING TWO (2) H.C. SPACES.
 - EXTERIOR ELEVATIONS:**
 - STAINING - SEAM METAL ROOF, TYPICAL
 - 75% BRICK VENEER & PAINTED HARDIE PLANK/HANDIESHINGLE SIDING/TRIM.
 - PAINTED TUBULAR (ROUND) COLUMNS - PLY/CLASSIC
 - 3/4" COTTAGE DOUBLE HUNG WINDOWS W/FIXED BLINDS (PANEL)
 - RECESSED PANEL (SH. WOOD) & GLASS ENTRY DOORS
 - OVERSIZE FACE BRICK FOUNDATION & VENEER
 - MAX. HEIGHT OF BUILDING IS LESS THAN 36 FT.
 - SOLID WASTE MANAGEMENT:**
 - NO DUMPSTER ALLOWED.
 - MAX. THREE (3) ROLL-OUT SM. CONTAINERS (FOR SOLID WASTE) PARKED WITHIN 4 FT. HIGH/3-SIDED BRICK ENCLOSURE.
 - LANDSCAPING:**
 - LANDSCAPING & BUFFERING SHALL MEET THE REQUIREMENTS OF SECTION 153.075 OF THE TOWN OF MATTHEWS ZONING ORDINANCE.
 - SIGNAGE:**
 - SIGNAGE SHALL MEET THE REQUIREMENTS OF THE TOWN OF MATTHEWS SIGN ORDINANCE.....
 - SIGNAGE REQUIRES A SEPARATE PERMIT.
 - TWO FREESTANDING SIGNS ALLOWED (ONE PER STREET).
 - MAX. SIZE 50 SQ. FT.
 - STORMWATER MANAGEMENT:**
 - IMPERVIOUS AREA IS LESS THAN 20,000 SQ. FT.; THEREFORE STORMWATER & DETENTION PLAN ARE NOT REQUIRED.
 - BUILDING SETBACKS:**
 - FRONT (FACES LOIS STREET): 20 FT.
 - LEFT SIDE (FACES WEST CHARLES): 20 FT.
 - REAR (FACES SOUTH): 20 FT.

PLANS: PETER GOEBEL FINE RESIDENTIAL DESIGN/DRAFTING CHARLOTTE 8 FAWCETTS ISLAND 704-573-2251 goebelhaus@yahoo.com	11-30-12 PARTIAL FINAL PLANS FOR RE-ZONING OWNER/BUILDER: PLANTATION CAROLINA, LLLP 2442 BAIN FARM RD. HUNT HILL, NC 28227 Mr. ROGER MARTIN 704-408-9739	PROPOSED ONE-STORY OFFICE BUILDING FOR: 547 WEST CHARLES STREET MATTHEWS PARCEL NUMBER: 193-251-10 MECKLENBURG COUNTY, N.C.	DATE: 11-30-12 JOB: 12035 1 OF 3
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FOUNDATION PLAN SCALE: 1/4" = 1'-0"

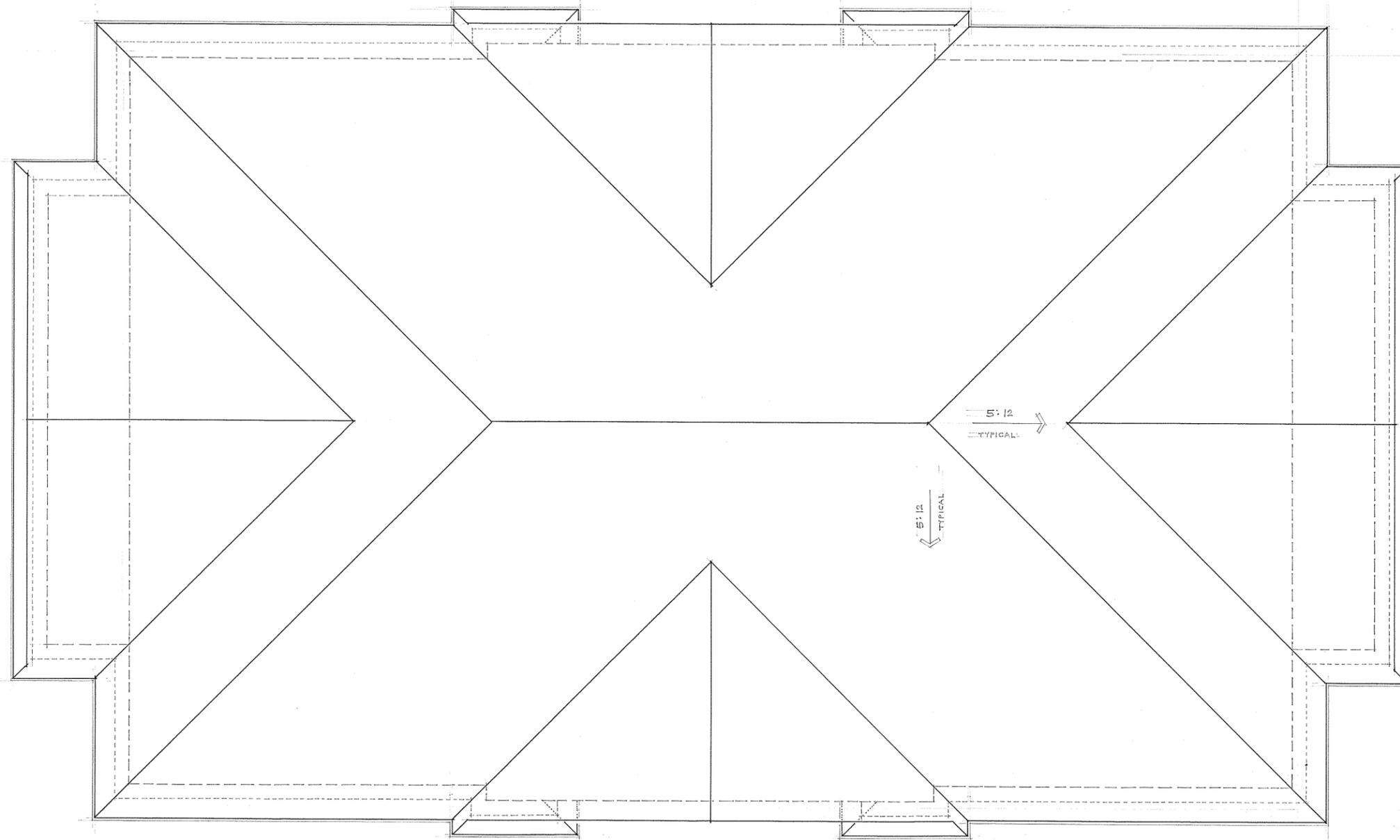
<p>PLANS: PETER GOEBEL FINE RESIDENTIAL DESIGN/DRAFTING CHARLOTTE 4 FAWCETT ISLAND 704-575-2231 goebelhaus@yahoo.com</p>	<p>11-30-12 PARTIAL FINAL PLANS FOR RE-ZONING OWNER/BUILDER: PLANTATION CAROLINA, LLLP 2442 BAIN FARM RD. KINT HILL, NC 28227 Mr. ROGER MARTIN 704-406-9737</p>	<p>PROPOSED ONE-STORY OFFICE BUILDING FOR: 547 WEST CHARLES STREET MATTHEWS PARCEL NUMBER: 193-251-10 MECKLENBURG COUNTY, N. C.</p>	<p>DATE: 11-30-12 JOB: 12035 SHEET: 2 OF SIX</p>
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FLOOR PLAN SCALE: 1/4" = 1'-0"

TOTAL HEATED AREA (LEASEABLE AREA):	4,172 SQ. FT.
TOTAL COVERED PORCH AREA:	358
TOTAL AREA UNDER ROOF:	4,530 SQ. FT.
(ALL FIGURES INCLUDE BRICK VENEER AREA, WHERE APPLICABLE.)	

PLANS: PETER GOEBEL FINAL RESIDENTIAL DESIGN/DRAFTING CHARLOTTE 4 PAWLEYS ISLAND 704-673-2231 goebelhaus@yahoo.com	11-30-12 PARTIAL FINAL PLANS FOR R.R. ZONING OWNER/BUILDER: PLANTATION CAROLINA, LLLP 2442 BAIN FARM RD. MINT HILL, NC 28227 MR. ROGER MARTIN 704-408-9739	PROPOSED ONE-STORY OFFICE BUILDING FOR: 547 WEST CHARLES STREET MATTHEWS PARCEL NUMBER: 193-251-10 MECKLENBURG COUNTY, N. C.	DATE: 11-30-12 JOB: 12035 SHEET: 3 OF SIX
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ROOF PLAN SCALE: 1/4" = 1'-0"

<p>PLANS: PETER GOEBEL FINE RESIDENTIAL DESIGN/DRAFTING CHARLOTTE PAWLEYS ISLAND 704-578-2231 goebelhaus@yahoo.com</p>	<p>11-30-12 PARTIAL FINAL PLANS FOR RE-ZONING OWNER/BUILDER: PLANTATION CAROLINA, LLLP 2442 BAIN FARM RD. MINT HILL, NC 28227 Mr. ROGER MARTIN 704-408-9739</p>	<p>PROPOSED ONE-STORY OFFICE BUILDING FOR: 547 WEST CHARLES STREET MATTHEWS PARCEL NUMBER: 193-251-10 MECKLENBURG COUNTY, N.C.</p>	<p>DATE: 11-30-12 JOB: 12035 4 OF SIX</p>
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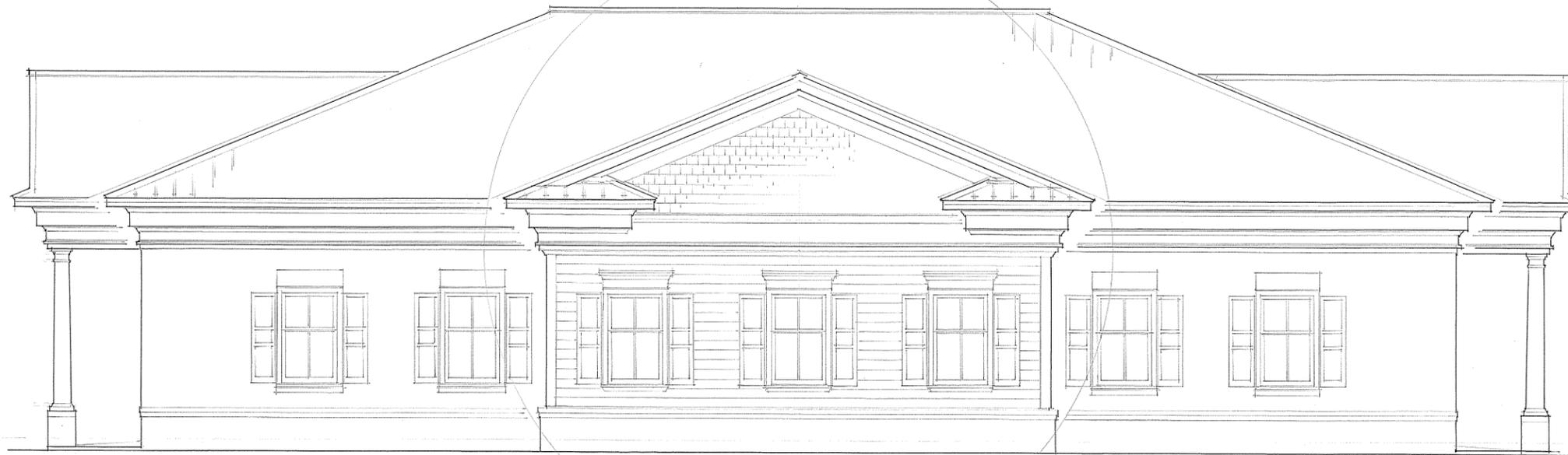
LEFT SIDE ELEVATION SCALE: 1/4" = 1'-0"
(FACES WEST CHARLES STREET)

4'-0"
NOT TO SCALE



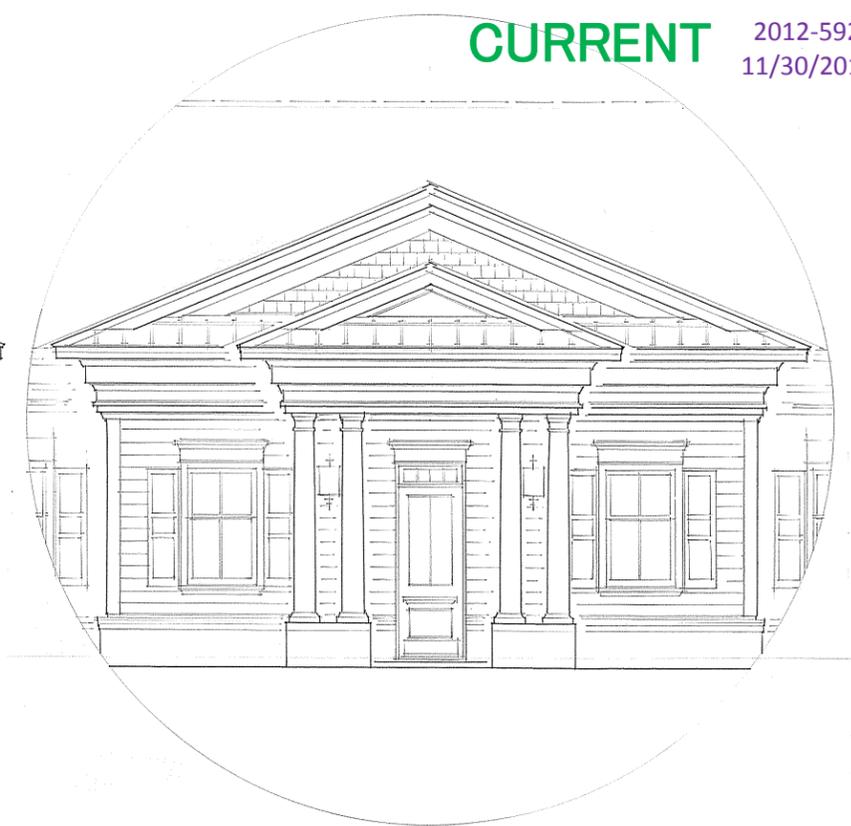
FRONT ELEVATION SCALE: 1/4" = 1'-0"
(FACES LOIS STREET)

<p>PLANS: PETER GOEBEL FINE RESIDENTIAL DESIGN/DRAFTING CHARLOTTE 2 LAWLEYS ISLAND 704-878-2251 goebelhaus@yahoo.com</p>	<p>11-30-12 PARTIAL FINAL PLANS FOR RE-ZONING OWNER/BUILDER: PLANTATION CAROLINA, LLLP 2442 BAIN FARM RD. MINT HILL, NC 28227 MR. ROGER MARTIN 704-408-7739</p>	<p>PROPOSED ONE-STORY OFFICE BUILDING FOR: 547 WEST CHARLES STREET MATTHEWS PARCEL NUMBER: 193-251-10 MECKLENBURG COUNTY, N. C.</p>	<p>DATE: 11-30-12 JOB: 12035 SHEET: 5 OF SIX</p>
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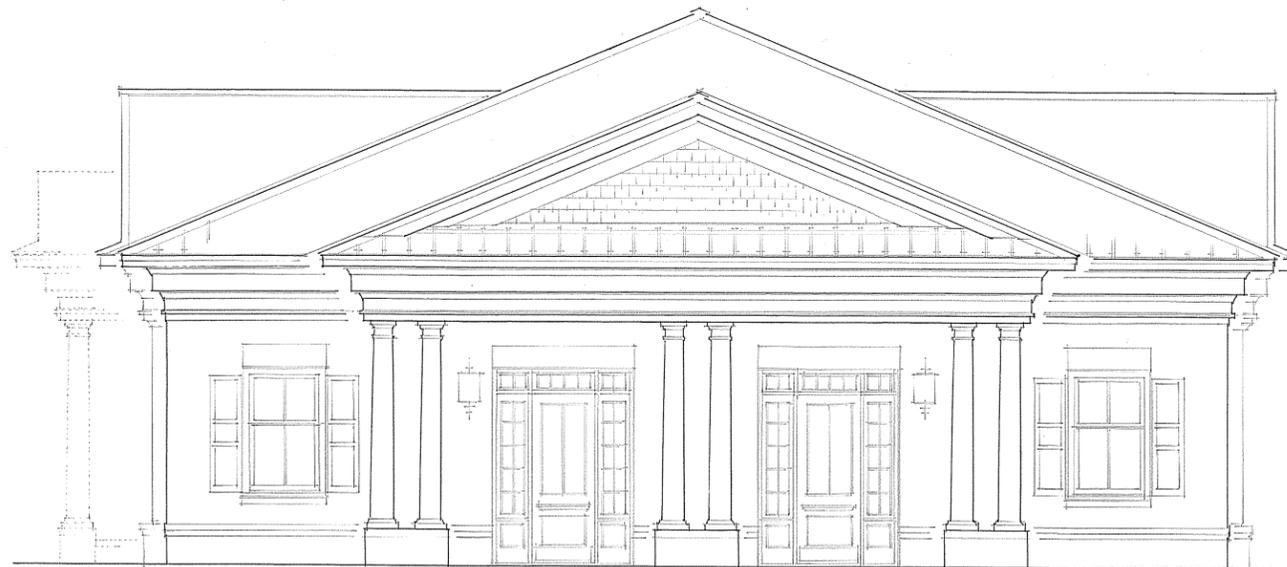


LEFT-SIDE ELEVATION SCALE: 1/4" = 1'-0"
(FACES PROPOSED PARKING LOT)

* SEE INSET DRAWING (RIGHT SIDE, THIS SHEET)
SHOWING ALTERNATE PORTION OF THIS ELEVATION
W/ OPTIONAL SIDE ENTRY & PORTICO.



* ALTERNATE
RIGHT SIDE ELEVATION
W/ SIDE ENTRY & PORTICO
SCALE: 1/4" = 1'-0"
(FACES PROPOSED PARKING LOT)



REAR ELEVATION SCALE: 1/4" = 1'-0"
(FACES ONE-WAY SERVICE DRIVE & ADJACENT LOT 1 & 3, 14 & 16)

	<p>PLANS: · PETER GOEBEL · FINE RESIDENTIAL DESIGN/DRAFTING CHARLOTTE · FAWLEY'S ISLAND 704-575-2281 goebelhaus@yahoo.com</p>	<p>11-30-12 PARTIAL FINAL PLANS FOR RE-ZONING OWNER/BUILDER: · PLANTATION CAROLINA, LLLP · 2442 BAIN FARM RD. · MINT HILL, NC 28227 MR. ROGER MARTIN 704-408-9739</p>	<p>PROPOSED ONE-STORY OFFICE BUILDING FOR: · 547 WEST CHARLES STREET · MATTHEWS · PARCEL NUMBER: 193-251-10 MECKLENBURG COUNTY, N. C.</p>	<p>DATE: 11-30-12 JOB: 12055 6 OF SIX</p>
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