



232 Matthews Station Street  
Matthews, NC 28105  
704.847.4411

**MOTION # 2016-6**

**MOTION TO CHANGE:**                           TEXT  
      X   DISTRICT BOUNDARIES  
**(IF A CHANGE IN DISTRICT BOUNDARIES, LIST PARCEL(S) AFFECTED)**  
      193-191-09  Sam Newell Rd      

**PUBLIC HEARING DATE**       October 10, 2016      

**PROPOSED ACTION**

Change zoning from Conditional to O(CD)

**AFFECTED AND/OR ADJACENT PROPERTY OWNERS NOTIFIED**       by September 26, 2016      

**ATTACHMENTS INCLUDE**       tax map outlining the parcel, adjacent property owners within 100ft of the parcel      

**OTHER COMMENTS:** The almost 1 acre property touches Sam Newell Rd. The property is currently vacant and was deeded to the Town as part of a rezoning plan for the East Point Development (Movies 10, Pep Boys, car wash, etc. area) in 1989 for “public safety” use, specifically as a heliport before Novant Health was built in Matthews. This property is currently in an outdated Conditional zoning category.

Because of the berm along Sam Newell, access to the property will be limited through Eastpointe Drive. The change in zoning will allow for public safety or other Town use on the property in the future, or it may be developed with the adjacent MUD-zoned parcel.

MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT

Date Printed: 09/01/2016

Buffer Distance: 100 Feet

No	Parcel ID	Owner Name	Mailing Address	Legal Description	Deed Book	Deed Page	Land Area
1	19319102	1. C/O DR FLETCHER KEITH, 2.EAST INDEPENDENCE PROP,	4010 TRIANGLE DR CHARLOTTE NC 28208	M27-960	05695	726	8.233 AC
2	19319103	1. STEWMAN, ANN 2.STEWMAN, JOHN A III	2814 FLINTWOOD LN CHARLOTTE NC 28211	P U/T TR M7-335	01802	077	0.22 AC
3	19319109	1. TOWN OF MATTHEWS,	232 MATTHEWS STATION ST MATTHEWS NC 28105	NA	06001	758	0.962 AC
4	19320309	1. JACKSON, DANIEL 2.CHRISTOPHER,	2321 SAM NEWELL RD MATTHEWS NC 28105	L66 M7 335 RIDGEVIEW RD	05538	558	0.36 AC
5	19320415	1. CHRISTOPHER, 2.JACKSON, DANIEL	2321 SAM NEWELL RD MATTHEWS NC 28105	L78 M7 335 RIDGEVIEW RD	05538	558	0.57 AC
6	19343496	1. LANG, CLAIRE B 2.LANG, MICHAEL A	2124 SAM NEWELL RD MATTHEWS NC 28105	SAM NEWELL RD	04843	373	2.46 AC
7	19343497	1. INC, 2.IGLESIA DE DIOS PENTECOSTAL, MOVIMIENTO INTERNACIONAL	PO BOX 691415 MINT HILL NC 28227	NA	17881	517	3.152 AC
8	19343498	1. INC, 2.IGLESIA DE DIOS PENTECOSTAL, MOVIMIENTO INTERNACIONAL	PO BOX 691415 MINT HILL NC 28227	NA	17881	517	3.64 AC



Subject Property

1 in = 125 ft



08/31/16

**Town Property on Sam Newell Road**

TAX PARCEL NUMBER	19319109
PROPERTY ADDRESSES	Not available
EXISTING ZONING	Conditional
PROPOSED ZONING	O (CD)
EXISTING USE	Vacant
PROPOSED USE	Fire Station
SITE AREA	.962 Acres
MAXIMUM BUILDING AREA	N/A
MAXIMUM BUILDING HEIGHT	40 ft
REQUIRED PARKING:	See note below
PARKING PROVIDED	N/A
MINIMUM FRONT SETBACK	30 ft
BUILD-TO LINE	N/A
MINIMUM SIDE YARD	*See note below
MINIMUM REAR YARD	20 ft
TREE CANOPY	12% saved

**Section 155.607.7 Required Parking**

2. INSTITUTIONAL AND MUNICIPAL USES	REQUIRED BICYCLE PARKING SPACES	REQUIRED MOTOR VEHICLE PARKING SPACES
Fire station, Police station	2 or 2% of auto parking	One (1) space per each person on duty on a normal shift

\*Side yards not required. If one or more present, each must be at least 4'  
Side yards must be a minimum of 20' when adjacent to a residential district

Conditional Note: Access to property will be limited through Eastpointe Drive