

**From: Paula Lester <phlnc@carolina.rr.com>**

January 22, 2018

To: Members of Matthews Planning and Zoning Board  
CC: Kathi Ingrish and Jay Camp

After the public hearing for zoning petition 2017-668, the members of the Matthews Historical Foundation, who were present, discussed the petition with the petitioner in the town hall lobby. The MHF executive board met with him another time to hear his proposal and plans for the property at [124 West John Street](#). Our position on the petition has not changed. We ask that you do not approve this petition.

Thank you,  
Matthews Historical Foundation Board

**From: Alston Richardson <alstonrichardson@gmail.com>**

January 23, 2018

Good Morning All,

The Matthews Historical Society and I met yesterday to discuss the revisions that I have previously sent. I explained to them the revisions and asked if that satisfied all of their concerns. The Historical Society wasn't able to give me an answer on if they agree or not. They were concerned about the validity of these revisions and if they would hold true in the event that another business moved in or the building was sold. Below are the revisions that I agree to and will provide in the final site plans.

1. Agreement that tenants will abide by the maximum number of indoor and outdoor seats of 46 at this location based on the current parking allowed
2. Agreement that we will plant evergreen vegetation at the recommendation of the board along the two properties bordering this location
3. Agreement that the tenants at this location will not be allowed to play any outdoor music in the event that a scheduled Wedding, Dinner, or Tea Party activity taking place at the Reid House.
4. Revisions to the elevations that shows a solid wall on the patio that is on the Reid House side. Also the revisions will include a covered roof over the patio. The patio's appearance will be do so in a matter that matches the theme of downtown Matthews.
5. Agreement that we will display advertisement at this location to promote events at the Reid House.
6. If any outdoor light fixtures are modified they will comply with the Matthews Outdoor Lighting Ordinance.
7. Regulation of incoming traffic into the parking lot with one painted arrow directing traffic in and another painted arrow directing traffic out
8. Removal of the following from the Permitted Conditional Use of Business list
  - Limited food and beverage sales
  - Medical Office
  - Kennels
  - Social Gathering, Reception
  - Vet Clinics
  - Community Rec Center

Thanks,

Alston Richardson  
[704-288-6120](tel:704-288-6120)

To: Members of Matthews Planning and Zoning Board

CC: Kathi Ingrish and Jay Camp

January 22, 2018

Having reviewed the material associated with zoning petition 2017-668 I have a better understanding and appreciation of the history and current request.

In 2007 a rezoning was approved from Office to B-1 (CD). The "CD" allows the zoning process to allow as many options as possible, but to provide some limitations considering location and surrounding property owners and users.

My firm belief is that the Town of Matthews has worked with zoning issues in a fair and well thought out process. We have been very fortunate to have consistent professional leadership in our zoning department. We have enjoyed growth while maintaining the character of our community. I am proud of the tough zoning decisions made during my 22 years of elected service to the people of Matthews.

In the 2007 rezoning certain uses were not included (restaurant etc.). At that time the surrounding properties were pretty much the same as they are today (Phillips property was occupied as residence) and the limited use on the subject property was proper. Nothing has changed to support any "use" change at this location.

There are parking issues. Occupancy/seating issues are also a problem.

No way for any party to plan in advance for events and activities. I see conflicts over time.

While I have read the additional "conditions" proposed by the Petitioner (see below) they are not practical or enforceable. These are obligations between the Town and Petitioner. I doubt some are legally enforceable (advertisement, discount beverages), but will leave that up to Mr. Buckley.

Remember that in making these decisions we must "remove the face" from the petition as ownership can change. Must look at the written word – devil is in the details!

The proposed "use" is a good one for downtown, **but at a different location.**

I would urge that the Petition not be approved.

Any questions or concerns feel free to call my mobile device. You are welcome to share my comments with others. I have attempted to send this email to all current serving members of the P&Z Board. I have also included a cc to staff. I would request that if I have an incorrect email address that these comments be shared with all if reasonably possible.

Lee Myers

Mobile – [704.534.1423](tel:704.534.1423)

Additional proposal from Petitioner -

We would like to provide the following adjustments to the zoning packing by agreeing to the following:

1. Agreement that tenants will abide by the maximum number of indoor and outdoor seats of 46 at this location based on the current parking allowed
2. Agreement that we will plant evergreen vegetation at the recommendation of the board along the two properties bordering this location
3. Agreement that the tenants at this location will not be allowed to play any outdoor music in the event that the Reid House has a scheduled Wedding, Dinner, or Tea Party.
4. Agreement that we will display advertisement at this location to promote events at the Reid House.
5. Agreement that we will offer beverages to the Reid house at a discounted rate to serve at their functions.

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- Rezoning Application filed Matthews Brewing Company, LLC to request the addition of a Brew Pub, Micro Brewery, and Restaurant to the conditional list of uses at the property located at 124 W John St, Matthews, NC 28105

**Date and Time of Meeting:** Friday, December 8th, 2017 at 3:30 p.m.

**Place of Meeting:** Matthews Public Library (1<sup>st</sup> floor)

230 Matthews Station St,  
Matthews, NC 28105

Due to the location at the heavily traveled John St, the above types of business will add economic activity to this side of downtown Matthews that this area needs. The currently zoning at this location is done in a fashion that prevents these desirable businesses from operating at this building. Our business will attract others in from outside the area to come to downtown Matthews and increase economic activity not only at this location but to other business in the area.

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

**Accordingly, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this rezoning request on Friday, December 8<sup>th</sup>, 2017 at 3:30 p.m. at the Matthews Public Library on the 1<sup>st</sup> floor located at 230 Matthews Station St in Matthews, NC. We look forward to sharing this rezoning proposal with you and to answering your questions.**

In the meantime, should you have any questions or comments, please call Alston Richardson at (704)-288-6120.

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

Date Mailed: November 30<sup>th</sup>, 2017

Sincerely,

Alston Richardson

Owner

Matthews Brewing Company, LLC

Sign In

<u>Name</u>	<u>Phone #</u>	<u>Email</u>
Joy Greer	980 2972562	joy-greer@hotmail.com

MHF  
MHF

Chuck Bennett	704-847-9522	bennettchuck777@gmail.com
Ann "		

December 12<sup>th</sup> 2017

# 124 W John Street Rezoning Meeting Minutes

## Attending

**Alston Richardson**  
**Kevin Bitner**  
**Joy Greer**  
**Chuck Bennett**  
**Ann Bennett**

## Announcements

- Introduction
- Plans and business desires on the 124 W John st building
- Presentation of Site Plans and Elevations

## Discussion

The discussion was focused around the type of business desired to operate at 124 W John St and the impact to businesses and residents within the near proximity. Mrs. Greer expressed that she is in attendance to gather more information about the desired business and to introduce herself to the business owner(s). Mr. and Mrs. Bennett expressed their concern about the limited parking and an outdoor public announcement system. Mr. Bennett mentioned that he was not opposed to the nature of the business but did not want it to interfere with events at the Reed House. Mr. Bennett brought up the idea of no public announcement system at the location.

## Roundtable

With the concern about parking, Mr. Bennett stated that since new businesses have opened on Trade Street, parking has been an issue along Ames Street and that he didn't feel that there is enough parking at the 124 W John St location to sustain this type of business. The response from the business was that we strongly feel that the parking at this location fits our business model. The large parking lot in a downtown location is what had the business interested in this location. It was expressed that this business model is different than the bar and tap rooms. The source of revenue for those type of business is generated by selling a product that they bought from another business. While our business model does have revenue generated from sales within the location, we are also creating a product that is distributed to other bars, taprooms, and restaurants within the area.

With the concern about a Public Announcement System, Mr. and Mrs. Bennett stated that their concern is that their guest may hear speaker sound while a wedding is taking place. The response from the business is that if we do have outdoor speakers, they will only be used to block the traffic noise and would not be loud enough to be heard at the adjacent locations. The location at 124 W John St has a noise problem as well due to the traffic on the busy John Street that presents challenges for our guest as well. The business does not have any interest in having an outdoor Public Announcement system. The business will comply to the noise ordinances in place by the town of Matthews.

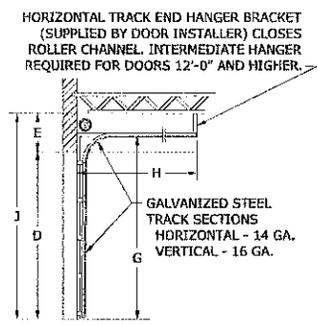
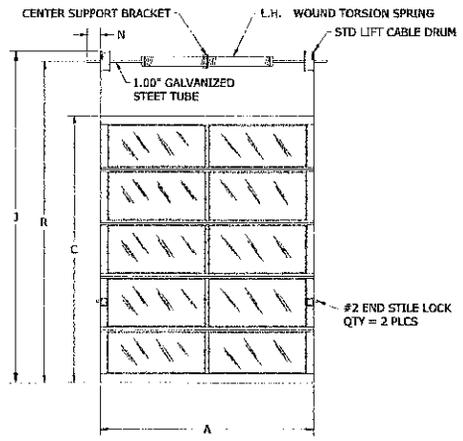
DOOR CONFIGURATION						WEIGHT (LBS)	SPECIAL NOTE: THE DESIGN OF THE SUPPORTING STRUCTURAL ELEMENTS SHALL BE THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD FOR THE BUILDING OR STRUCTURE IN ACCORDANCE WITH CURRENT BUILDING CODES.
MODEL	DESIGN	TOP	GLAZING	INSUL	FINISH		
902	W1		INS TLOE		CLR ANDZ	228	

### MODEL 902 W1

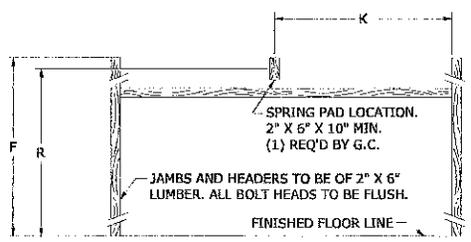
SECTIONS ARE 2-1/8" THICK ALUMINUM EXTRUSION CONSTRUCTION CONSISTING OF CENTER STILES, END STILES, INTERMEDIATE RAILS AND TOP AND BOTTOM RAILS WITH SOLID OR GLAZING PANELS . 44" ON CENTER, END PANELS VARY  
ACTUAL DOOR HEIGHT IS APPROX. 1" OVER BECAUSE OF JOINTS BETWEEN SECTIONS PLUS BOTTOM ASTRAGAL.

**NOTES:**

- (ONE) DOOR 6'-0" x 8'-9"
- DOOR TO BE SUPPLIED WITH 10,000 CYCLE TORSION SPRINGS.
- DOOR TO BE SUPPLIED WITH BRACKET MOUNTED, 2" GALVANIZED STEEL TRACK WITH 12" RADIUS STANDARD LIFT.
- DOOR TO HAVE 5 FULL VIEW SECTIONS OF INSULATED TEMPERED LOW E GLASS.
- DOOR TO MEET OR EXCEED +/- 16.5 PSF DESIGN WINDLOAD AND A +/- 25 PSF TEST WINDLOAD REQUIREMENT.
- DOOR TO HAVE TWO INTERIOR MOUNTED #2 END STILE SLIDE BOLT DOOR LOCKS.

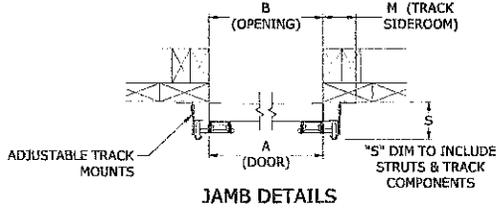


**SIDE ELEVATION  
STANDARD LIFT  
TRACK DETAIL**



**INSIDE WALL ELEVATION  
OPENING PREPARATION**

NOTE: REFER TO THE APPROVED WINDLOAD INSTALLATION DRAWING FOR JAMB CONNECTION DETAILS OR REFER TO DASMA TECHNICAL DATA SHEET #161 FOR DETAILS ON JAMB CONNECTION FASTENERS AND MOUNTING SCHEDULES.



**JAMB DETAILS**

DIM.	DESCRIPTION	DIMENSIONS
A	DOOR WIDTH	6'-0"
B	OPENING WIDTH	6'-0"
C	DOOR HEIGHT	8'-9"
D	OPENING HEIGHT	8'-9"
	QUANTITY OF PANELS WIDE	2
	QUANTITY OF SECTIONS HIGH	5
E	HEADROOM (MIN.)	0'-11.5"
F	JAMB HEIGHT (MIN.)	9'-8.5"
G	OVERHEAD CLEARANCE	9'-1"
H	BACKROOM (MIN.)	10'-0"
J	FLOOR TO CEILING (MIN.)	9'-8.5"
K	SPRING PAD OFFSET 1	3'-0"
L	SPRING PAD OFFSET 2	
M	TRACK SIDEROOM	0'-4.5"
N	COUNTERBALANCE SIDEROOM	0'-4.5"
R	SHAFT CENTER LINE	9'-6"
S	TRACK BACKROOM (AT FLOOR)	0'-4.5"

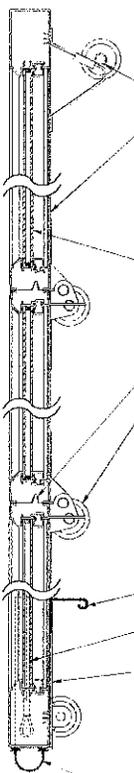


**IMPORTANT:** This document must be signed and returned prior to any fabrication. Please reference this drawing number on all correspondence. Thank you!

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DRAWN BY: ASD	DATE: 12-11-17	APPROVAL SIGNATURE:	APPROVAL DATE:
CUSTOMER: COX DOOR COMPANY INC			
JOB: Alston Richardson	DRAWING NUMBER:		
CSR/DC: ISTORE1	14437405-1-1		SHEET: 1 OF 2

SHOP DRAWING



ADJUSTABLE TOP ROLLER BRACKET OF 12 GA. GALV. STEEL, FASTENED WITH (4) 1/4" - 20 X 5/8" DRIVE SCREWS.  
MADE OF 6063-T5 ALUMINUM EXTRUSIONS  
WALL THICKNESS:

TOP & STD BOTTOM RAILS	0.075
INTER. TOP & BOTTOM RAILS	0.075
TOP 1.875" LENGTH FIN	0.100
INTER. TOP RAIL CAP	0.040
SINGLE & DOUBLE END STILES	0.075
CENTER STILES	0.052

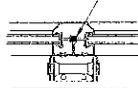
FULL-VISION SECTIONS TO HAVE DOUBLE PANE GLASS HELD IN PLACE WITH SNAP-IN GLAZING BEAD AND HOT MELT ADHESIVE. REFER TO NOTES FOR EXACT GLASS TYPE.

MEETING RAILS FORM A WEATHERTIGHT TONGUE & GROOVE JOINT.  
2" ROLLERS FEATURE (1) 1/4" DIA. STEEL BALL-BEARINGS, FULL FLOATING IN CASE HARDENED STEEL RACES.

13 GA. GALV. STEEL STEP PLATE/ LIFT HANDLE - MOUNTED TO BOTTOM BRACKET.  
1/8" X 7 X 7 AIRCRAFT CABLE & NECO PRESS SLEEVE WITH A 7:1 SAFETY FACTOR.  
BOTTOM ROLLER BRACKET OF 12 GA. GALV. STEEL, FASTENED WITH (5) 1/4" - 20 X 5/8" DRIVE SCREWS.

BOTTOM SECTION REINFORCED WITH A TEMPERED ALUMINUM EXTRUSION WITH INTEGRAL RETAINER FOR FLEXIBLE VINYL ASTRAGAL WITH RIBS.

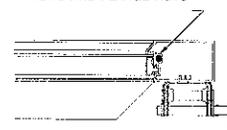
CENTER STILES FASTENED TO RAILS WITH FULL LENGTH 5/16" GALV. STEEL RODS AND FLANGE NUTS



FULL VISION CENTER HINGE OF 16 GA. GALV. STEEL, ATTACHED TO INTER. BOTTOM RAIL WITH (2) #14 X 5/8" DRIVE SCREWS AND TO INTER. TOP RAIL WITH (2) 1/4" - 20 X 5/8" HEX HEAD MACHINE SCREWS & NUTS

INTERMEDIATE HINGE DETAIL

END STILES FASTENED TO RAILS WITH FULL LENGTH 5/16" GALV. STEEL RODS AND FLANGE NUTS



REINFORCING FIN ON INTER. TOP RAILS, ANGLE CUT AT END STILES

SINGLE END HINGE DETAIL



INTERMEDIATE BOTTOM RAIL

INTERMEDIATE TOP RAIL WITH REINFORCING FIN AND CAP

SECTION JOINT DETAIL

IMPORTANT: PLEASE REFERENCE THE DRAWING NUMBER ON ALL CORRESPONDENCE

**Clopay**  
Building Products Company

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CSR/DC: ISTORE1		14437405-1-1	SHEET: 2 OF 2

SHOP DRAWING