



DATE FILED 2-1-2017
APPLICATION NUMBER 2017-060
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): 227-024-05

Address of property: Main Street, Matthews

Location of property: East side of the 300 block of Main Street

Title to the property was acquired on December 6, 2012
and was recorded in the name of PCM Holdings, LLC
whose mailing address is P.O. Box 67, Matthews, NC 28106

The deed is recorded in Book 27880 and Page 560 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-12 Requested zoning classification: R-VS

Application number
2017-660
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List reason(s) why zoning should be changed (use separate sheet if necessary):

Zoning change request is to re-establish five residential lots on the subject parcel similar to previously platted lots. The lots will be developed as single family detached residential units with attached or detached two car garage units. The homes may share drives as noted within the site plan and zoning conditions.


Signature of property owner (must be original)

Signature of property owner (must be original)

PCM Holdings, LLC

Print name of property owner

Print name of property owner

P.O. Box 67

Property owner's mailing address

Property owner's mailing address

Matthews, NC 28106

Property owner's mailing address, continued

704-847-4089 / davidblackley@bellsouth.net

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)

Wesley Hinson

Print name of agent

Print name of petitioner

309 Post Office Drive

Agent's mailing address

Petitioner's mailing address

Indian Trail, NC 28079

Agent's mailing address, continued

Petitioner's mailing address, continued

Agent's mailing address, continued

Petitioner's mailing address, continued

704-684-0034 / whinson@hinsonfaulk.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

2017-660

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SEE ATTACHED

TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

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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 2-1-2017

Town Board of Commissioners formally accepts application and sets Public Hearing date 2-13-17

Notices sent via mail to affected/adjacent property owners on or before 3-27-17

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 4-10-17

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 4-25-17

Town Board of Commissioners approves or denies application 5-8-17

2017-660

MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT

Date Printed: 12/08/2016

Buffer Distance: 100 Feet

No	Parcel ID	Owner Name	Mailing Address	Legal Description	Deed Book	Deed Page	Land Area
1	22702214	1. SORENSEN, KERI J	306 FREEMONT ST MATTHEWS NC 28105	L2 M36-888	25769	334	0.53 AC
2	22702215	1. FAIN, JUDITH A	333 MAIN ST MATTHEWS NC 28105	L15 &16 BB M230-82 & 83	30731	370	0.34 AC
3	22702216	1. MEFFORD, JOHN 2.MEFFORD, SUSAN	341 MAIN ST MATTHEWS NC 28105	P17 &18 &P46-48 B B M230-82	29073	914	0.51 AC
4	22702229	1. FAIN, JUDITH A	333 MAIN ST MATTHEWS NC 28105	P17 BB M230-82	30731	370	0.034 AC
5	22702314	1. KLEIN, ROBERT J JR 2.KLEIN, KATHERINE PHELAN	407 MAIN ST MATTHEWS NC 28105	P19-21 BB M230-82	27977	687	0.22 AC
6	22702315	1. DUNN, CAMELLIA S	415 MAIN ST MATTHEWS NC 28105	P19-21 BB M230-82	10812	846	0.22 AC
7	22702403	1. STINE, BETTYE N 2.STINE, CHARLES R	6117 INDIAN BROOK DR MATTHEWS NC 28104	L15 BA M230-83	04999	109	0.17 AC
8	22702404	1. SMITH, DOROTHY R	400 MAIN ST MATTHEWS NC 28105	L14 BA M230-82	02229	135	0.17 AC
9	22702405	1. PCM HOLDINGS LLC,	PO BOX 67 MATTHEWS NC 28106	L47-51 M3-137	27880	560	0.86 AC
10	22702406	1. REZAC, JANE T	280 FREEMONT ST MATTHEWS NC 28105	L46 M3-137	08249	203	0.27 AC
11	22702433	1. WILLIAMS, NANCY P	PO BOX 2566 MATTHEWS NC 28106	L16 &17 &ADJ M3-137	10118	870	1.5 AC
12	22702434	1. HEAFNER, NANCY HAYWOOD	7509 CROOKED CREEK CHURCH RD MONROE NC 28110	L43 &44 M3-137	08381	744	0.24 AC
13	22702435	1. PCM HOLDINGS LLC,	PO BOX 67 MATTHEWS NC 28106	L41 &42 M3-137	28142	858	0.45 AC
14	22702436	1. KNOCK, MARY L	224 FREEMONT ST MATTHEWS NC 28105	L39 & 40 M3-137	24372	868	0.47 AC
15	22702447	1. PCM HOLDINGS LLC,	PO BOX 67 MATTHEWS NC 28106	L52-55 M3 137 COLLEGE ST	27880	560	0.74 AC

2017-0660

Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 12/8/2016 8:55:49 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.

330 Main Street Development Standards

Feb. 1, 2017

Site Development Data:

Acreage:	±0.86 acres
Tax Parcel #s:	227-024-05
Existing Zoning:	R-12
Proposed Zoning:	R-VS Residential Varied Style District
Existing Uses:	Undeveloped
Proposed Uses:	Uses permitted by right and under prescribed conditions together with accessory uses as allowed in the R-VS Varied Style Zoning District per section 155.503.1 of the Ordinance
Maximum Building Height:	Building height shall be limited to 35 feet.
Parking:	As required by the Section 155.607 of the Ordinance, (2) spaces shall be provided for each dwelling unit.

DEVELOPMENT STANDARDS

1. General Provisions:

a. Documentation: These Development Standards, Conceptual Site Plan and other graphics set forth on attached Sheets form this rezoning petition (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by PCM Holdings, LLC, ("Petitioner") to accommodate development of a residential community on an approximately 0.86 acre site located on the east side of the 300 block of Main Street (the "Site").

b. Zoning Districts/Ordinance: Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the R-VS zoning classification for the Site shall govern all development taking place on the Site.

c. Graphics and Alterations: The schematic depictions of the uses, parking areas, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan as well as any schematic building elevations are graphic representations of the development and site elements proposed, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this

Rezoning Plan and the Development Standards, provided, however, any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.

d. Number of Buildings Principal and Accessory: The total number of principal dwelling units to be developed shall not exceed 5 on Site. This shall not be considered a limitation on the number of accessory buildings permitted on Site as allowed per the Ordinance. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building.

2. Innovative Provisions for R-VS Zoning District:

a. The Petitioner proposes Innovative Development Standards for this project as follows:

Shared Private Drives – Units may be served with shared private driveways each serving up to 2 individual dwelling units.

b. In addition, the Petitioner reserves the right to modify the innovative provisions described above or seek other innovative development standards in the future pursuant to the applicable process set forth in the Ordinance.

3. Access.

a. Vehicular access to the Site will be from individual or shared private drives connecting to the existing Main Street.

b. Pedestrian access to the individual home site will be provided through individual sidewalks connecting each structure to the public sidewalk along Main Street.

4. Design Guidelines:

a. Statement of Overall Design Intent: It is intended that the Site will yield up to five single family homes fronting on Main Street with rear attached or detached two-car garage units. Each residence will have two garage parking spaces with additional driveway parking for guests.

b. General Design Guidelines:

i. The homes and ancillary structures may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, pre-cast stone, precast concrete, cementitious siding (such as hardi-plank), or wood. Vinyl as a building material will not be allowed except on windows and soffits.

ii. The Petitioner agrees to coordinate with the United States Postal Service and the Town of Matthews on the location of CBU Postal Boxes along the Main Street frontage

iii. An effort will be made to preserve existing healthy trees whenever practical across the site.

c. Architectural Guidelines:

- i. The community will be of traditional architectural design with 4-sided architecture that consists of a combination of brick facades, masonry veneers, stone, and hardiplank.
- ii. The single family homes will be one and a half and two story designs with crawl space foundations.
- iii. Some select units may be a master-down style plan.
- iv. Dormers and other architectural features will be accented using hardy board or better grade siding.
- v. The roof material will be an upgraded architectural shingle.
- vi. Front porches will be a design feature of all unit types.
- vii. HVAC units will be screened from the public right of way.

5. Environmental Features:

- a. The project will be developed with less than 20,000 sf of impervious area and will be exempt from PCCO ordinances.
- b. The petitioner reserves the right to adjust the natural drainage boundaries of the site as required to meet program requirements of the development while meeting applicable storm water controls regulations as applicable.
- c. The project shall preserve a minimum of 8 percent tree save in designated tree save areas.

6. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable development area portion of the Site affected by such amendment in accordance with the provisions herein and of the Ordinance.

7. Binding Effect of the Rezoning Application:

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

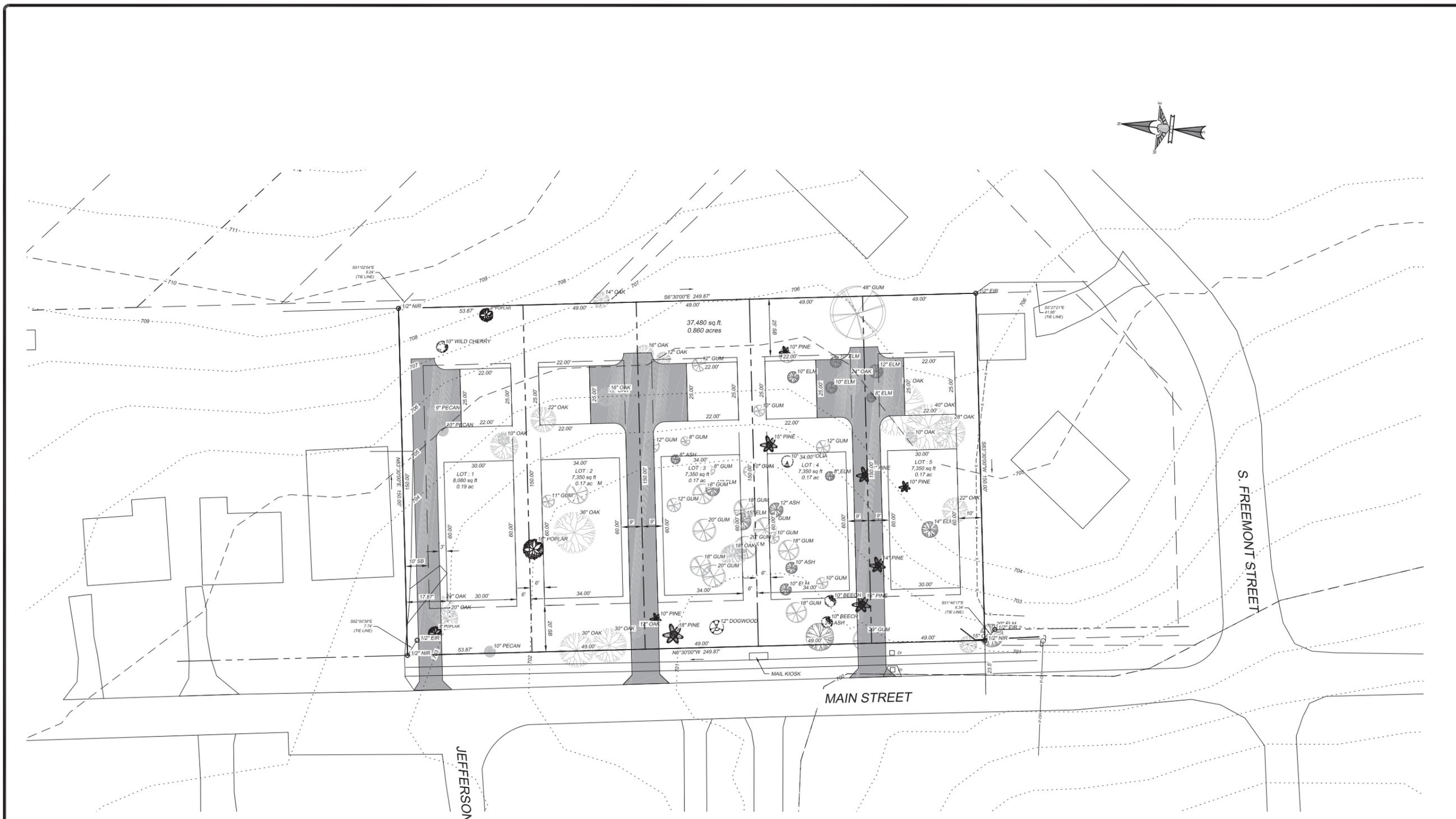
NO.	DATE	BY	ISSUE

330 MAIN STREET
MATTHEWS, NC
PCM HOLDINGS, LLC
P.O. BOX 67
MATTHEWS, NC 28106

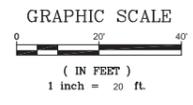
DESIGNED BY	JHR	CHECKED BY	JHR
DRAWN BY	KEL	DATE	12/12/16
Scale	AS SHOWN	JOB NUMBER	5912

PRELIMINARY
NOT FOR
CONSTRUCTION

Sheet
CSP-1

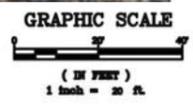


SITE AND DEVELOPMENT DATA	
JURISDICTION	TOWN OF MATTHEWS
TAX PARCEL	22702405
SITE ADDRESS	MAIN STREET
ZONING	R-12
PROPOSED ZONING	R-VS
USE CLASSIFICATION	RESIDENTIAL
TOTAL AREA	0.86 ACRES
AREA IN LOTS	0.86 ACRES
MINIMUM FRONT SETBACK	20'
MINIMUM CORNER/SIDE SETBACK	6'8"
MINIMUM REAR SETBACK	25'
MINIMUM LOT SIZE (SQ. FT.)	3,000 MINIMUM, 7,000 PROVIDED
MINIMUM LOT WIDTH	49'





SITE AND DEVELOPMENT DATA	
JURISDICTION	TOWN OF MATTHEWS
TAX PARCEL	22702405
SITE ADDRESS	MAIN STREET
ZONING	R-12
PROPOSED ZONING	R-1S
USE CLASSIFICATION	RESIDENTIAL
TOTAL AREA	0.86 ACRES
AREA IN LOTS	0.86 ACRES
MINIMUM FRONT SETBACK	20'
MINIMUM CORNER/SIDE SETBACK	6'6"
MINIMUM REAR SETBACK	25'
MINIMUM LOT SIZE (SQ. FT.)	3,000 MINIMUM, 7,000 PROVIDED
MINIMUM LOT WIDTH	40'



NO.	DATE	BY	REVISION

330 MAIN STREET
MATTHEWS, NC
PCM HOLDINGS, LLC
P.O. BOX 67
MATTHEWS, NC 28106

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
JFR	KEL	JFR	12/12/16
AS SHOWN			02/12/17

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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