



Board of Commissioners  
**APPROVED**  
 January 13, 2020  
*[Signature]*  
 For Managing Town Clerk

TAX PARCEL NUMBERS	21501406
PROPERTY ADDRESSES	433 E John St
EXISTING ZONING	I-1 (Light Industrial)
PROPOSED ZONING	I-1 (CD) (Light Industrial Conditional District)
SITE AREA	2.45 acres
MINIMUM LOT WIDTH	N/A
MAXIMUM BUILDING HEIGHT	40'
MINIMUM FRONT SETBACK	40/20 <sup>(15)</sup>
MINIMUM CORNER SIDE YARD (STREETSIDE) <sup>(17)</sup>	10'
MINIMUM REAR YARD, ADJACENT TO OTHER DISTRICT <sup>(17)</sup>	20'

(4) Structures may exceed the maximum height provided the required side and rear yards are increased 1 ft for each foot or fraction of a foot in height over the given maximum when adjacent to a residential district, or 1 ft for each two feet in height over the maximum given limit when adjacent to all nonresidential districts.  
 (15) Front setbacks may be reduced when meeting the provisions established at § 155.502.15.  
 (17) See § 155.601.11 for further standards when a lot adjoins a railroad, waterfront, or thoroughfare.

- Conditional Notes**
- The applicant will extend the existing screening and landscaping located along Charles Buckley Way, consisting of a partially opaque fence and one row of shrubs and trees, on to East Charles Street. The fence will be at least 6' in height, measured from the ground level to the top of the structure. The fence material will be selected by the applicant.
  - The applicant's truck traffic serving 433 East John Street (Parcel ID 21501406) will not be permitted to queue within the public right of way of Charles Buckley Way or Charles Street, or within the public right of way of John Street after the Town of Matthews has issued a certificate of completion to the applicant for the permit issued to the applicant on November 11, 2019.
  - The applicant will relocate its truck traffic access to and from the property as permitted by the Town of Matthews under a permit issued to the applicant on November 11, 2019 and will submit construction drawings of the new access to the Town for Town approval no later than 6 months following approval of its conditional zoning case by the Town. Construction will be completed 12 months after full and complete approval of construction drawings and issuing all permits by the Town allowing construction.
  - When the truck traffic access to and from the property permitted by the Town of Matthews under a permit issued to the applicant on November 11, 2019 is opened for use and the Town of Matthews has issued a certificate of completion to the applicant, the applicant will convert the existing John Street access to and from the property to employee use only and will repair any broken asphalt at this driveway on its property.
  - The applicant will provide a sliding gate at the Charles Buckley Way and Charles Street entrances, as shown on the approved landscape plan.
  - The applicant will provide one row of shrubs and trees, as practicable, on the John Street frontage, to resemble the existing landscaping on Charles Buckley Way.

Subject Parcels

### Stronghaven Zoning 2019-700 Proposed Plantings

This slide is provided to offer illustrative information as requested by the Town at its 12/9 Board meeting.

- = Proposed Trees and Shrubs
- = Existing Trees and Shrubs

New trees and shrubs are proposed to match same species and planting density existing on Charles Buckley Way

- Proposed Landscaping Species:
- Cryptomeria (Japanese Cedar)
  - Burfordi Holly (Dwarf Burford Holly)
  - Osmanthus
  - Sasanqua (Sasanqua Camellias)



FOR ILLUSTRATIVE PURPOSES ONLY

REZONING 2019-700

433 E JOHN ST CORP  
 STRONGHAVEN

REZONING 2019-700