GREYLOCK RIDGE TOWNHOMES

REZONING PETITION

SUBMITTED TO
Town of Matthews
Mecklenburg County
North Carolina
Date: December 30, 2020
Revised March 11, 2021

PROPERTY OWNER
Parcel ID: 21504212 & 21504219
Parcel Address: N/A
John R. Downs Heirs
C/O David Downs
408 NE 6th St Unit 228
Fort Lauderdale, FL 33304
Contact: David Downs
954-415-5444

DEVELOPER
True Homes
2649 Brekonridge Centre Drive
Suite 104
Monroe, NC 28110
Contact: Keith Fenn
kfenn@truehomesusa.com
980-269-6609

SURVEYOR
Providence Land Group, PLLC
3716 Providence Road South
Waxhaw, North Carolina 28173
Contact: Jay Stikeleather
704.400.0117

ENGINEER
Providence Professional
Engineering, PLLC
1113 Millbridge Parkway
Waxhaw, NC 28173
Contact: Jason King
jking@providencelandgroup.com
704-608-4206

SHEET INDEX
RZ-1 VICINITY MAP AND ADJACENT OWNERS
RZ-2 BOUNDARY AND TREE SURVEY
(4 sheets total)
RZ-3 SITE PLAN
RZ-4 CONDITIONS AND CROSS-SECTIONS

This drawing is not to be used for construction purposes unless the signature of the responsible registrant is affixed hereon and the appropriate forms and fees have been sent to the Authority having jurisdiction by the Owner, Owner’s Agent, or the Contractor. This is a preliminary (non-boundary) sketch plan.
Greylock Townhomes
Rezoning Petition
Town of Matthews
Union County, North Carolina

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12/30/20         First Submittal
1/21/21   Rev parking and tree save area
1/27/21   Revised 2-story TH locations
3/1/21   Revised per DRC Comments
3/11/21   Rev per Public Hearing

SCALE: 1" = 100'
IT IS THE INTENT OF THIS DEVELOPMENT TO PROVIDE A TOWNHOME NEIGHBORHOOD WITH A PROPOSED USE: MULTI-FAMILY (TOWNHOMES) PROPOSED ZONING: MUD EXISTING ZONING: R-9 PROPERTY LOCATION: JUST SOUTH OF MORRIS RD BETWEEN E. JOHN ST. AND TANK TOWN RD PLAN AS WELL AS ANY CONCEPTUAL BUILDING ELEVATIONS ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS AND THE QUALITY OF THE DEVELOPMENT AND THE DESIGNED PROPOSED, AND SUBJECT TO CHANGE BASED ON APPROVALS FROM THE TOWN OF MATTHEWS, BUT SHALL NOT DIFFER MATERIALLY FROM WHAT IS APPROVED.

AFFORDABLE HOUSING DETAILS

TOWNHOMES ARE PROPOSED TO BE REAR-LOADED, WITH PRIVATE REAR YARDS WHERE GENERALLY ROOFTOP DECKS WILL BE SHOWN. IN THE EVENT OF 19' BETWEEN TOWNHOME AND ALLEY, A PRIVATE REAR YARD THAT IS AT LEAST 11' DEEP WILL BE PROVIDED. 2. THE OPEN SPACE SURROUNDING THE STORMWATER PONDS MAY BE IMPROVED WITH A TRAIL NETWORK. BENCHES AND OTHER OPEN SPACES WILL BE LOCATED THROUGHOUT THE SITE TO ENCOURAGE PEDESTRIAN USE AND ENHANCE SECURITY. TOWNHOMES REAR-LOAD SYSTEM WILL NOT REQUIRE THE USE OF THE REAR YARD FOR PARKING OR ANY OTHER PURPOSES. TOWNHOME REAR YARDS WILL BE SHOWN TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF MATTHEWS ZONING ORDINANCE.

INFRASTRUCTURE AND ROAD IMPROVEMENTS

PUBLIC STREET-TOWNHOMES ALONG GREYLOCK 1. TOWNHOMES ARE PROPOSED TO BE REAR-LOADED, WITH PRIVATE REAR YARDS THAT ARE AT LEAST 11' DEEP. 2. THE OPEN SPACE SURROUNDING THE STORMWATER PONDS MAY BE IMPROVED WITH A TRAIL NETWORK. BENCHES AND OTHER OPEN SPACES WILL BE LOCATED THROUGHOUT THE SITE TO ENCOURAGE PEDESTRIAN USE AND ENHANCE SECURITY. TOWNHOME REAR YARDS WILL BE SHOWN TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF MATTHEWS ZONING ORDINANCE.

CONCEPT INTENT

IT IS THE UNDERSTANDING OF TRUE HOMES THAT THE DESIGN AND CONSTRUCTION OF GREYLOCK RIDGE EXTENSION. IT IS ALSO UNDERSTOOD THAT NCDOT TYPICALLY DOES NOT INSTALL PATHS, STREET TREES, STREET LIGHTS, OR DRIVE LINES, IF APPROPRIATE. THIS DRAWING IS NOT TO SCALE. TOWNHOMES REAR LOADED WILL NOT REQUIRE THE USE OF THE REAR YARD FOR PARKING OR ANY OTHER PURPOSES. TOWNHOME REAR YARDS WILL BE SHOWN TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF MATTHEWS ZONING ORDINANCE.

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