GREYLOCK RIDGE TOWNHOMES

REZONING PETITION

SUBMITTED TO
Town of Matthews
Mecklenburg County
North Carolina
Date: December 30, 2020
Revised March 1, 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

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The NC Grid North Extension is to be built by others and constructed at this time. This area of Greylock Ridge is assumed not to be a future development area. Notes reviewed by the Board of Commissioners if it is to be used for anything other than open space.

The 0.2 acre area to the north of Greylock Ridge would need to be reviewed by the Board of Commissioners if it is to be used for anything other than open space.

The future development area notes are as follows:

- The 0.5 acre area is reserved for possible parking.
- The 0.2 acre area is reserved for possible parking.
- The 0.3 acre area is reserved for possible parking.
- The 0.9 acre area is reserved for possible parking.
- The 0.7 acre area is reserved for possible parking.
- The 0.88 acre area is reserved for possible parking.
- The 3.1 acres of open space are reserved for possible parking.

The parking summary is as follows:

- There are 11 two-story townhomes and 63 three-story townhomes proposed. The three-story units have a one-car garage.
- There are 30 "possible parking" spaces shown hereon. If no parallel parking is built and all 29 possible spaces are utilized, the total number of spaces provided would be 138. This would allow for 1.8 spaces per townhome.
- Total spaces: 161 spaces
- Spaces per townhome: (2.1 per townhome)
- Possibilities per townhome: 20 spacing

The typical cross-sections are as follows:

- Cross-section A-A
- Cross-section B-B
- Cross-section C-C

Future development area notes are as follows:

- The 0.3 acre area south of Greylock Ridge extension has been approved as part of the Wingate Commons project and will not need to be approved per the approved plan.
- The 0.2 acre area to the north of Greylock Ridge would need to be reviewed by the Commissioners if it is to be used for anything other than open space.

The site plan includes the following:

- Proposed asphalt drive and parking - typical
- Proposed conc. sidewalk - typical
- Proposed tree save areas - typical
- Proposed 80' R/W
- 10' wide site perimeter
- Approximate railroad R/W
- Future development by others
- Reserved 60' public R/W for future Selma Burke Ln
- Reserved private 50' Burke Lane extension
- Reserved 50' private R/W for future E. Charles St.

The project name is True Homes Union County, North Carolina.
IT IS THE INTENT OF THIS DEVELOPMENT TO PROVIDE A TOWNHOME NEIGHBORHOOD WITH A NEIGHBORHOOD AND ROAD. Pedestrian focused and intimate scale. Internal parking network will be coordinated.

Proposed Use: Multi-Family (Townhomes)

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 more stringent standards, the regulations established under the ordinance for the MUD rezoning plan set as well as the applicable provisions of the Town of Matthews Unified Development of the site will be governed by these development standards and the regulations established under the ordinance for the MUD rezoning plan. Set as well as the applicable provisions of the Town of Matthews Unified Development of the site will be governed by these development standards and the regulations established under the ordinance for the MUD rezoning plan.

PUBLIC STREET—TOWNHOMES ALONG GREYLOCK

Cross-Section B-B (Not to Scale)

PUBLIC STREET—TOWNHOMES ALONG GREYLOCK

Cross-Section A-A (Not to Scale)
We have reviewed the comments for the Greylock Ridge Townhome rezoning plan, and have revised our submittal accordingly. Hopefully this will help you and your review team as they look back over the proposed plan. Note the original comments from the review committee are in italics, while our responses are in bold, plain text.

Planning
1. *Street trees are spaced too far apart, note is correct about 40 foot spacing.*
   The spacing for the trees has been adjusted on the landscape renderings as requested.
2. *Tree survey is not comprehensive, need survey of the entire site.*
   We have revisied the tree survey to include the entire site.
3. *There are no conditional notes about the affordable units.*
   We have added notes regarding the affordable units to the site plan. See sheet RZ-4.
4. *What are the lines behind the townhome units – lot lines?*
   That is correct. The lines behind the townhome units are the proposed lot lines. We have added more notes to this effect on sheet RZ-3.
5. *Developer to install all infrastructure that the NCDOT does not install.*
   We have added notes concerning the infrastructure and what the developer would be responsible for. See sheet RZ-4.
6. *Units 73, 74, 75 do not have public street access.*
   The parking lot and drive entrance configuration around lots 73-75 has been revised to allow all 3 lots unhindered access to the alley.
7. *There is a narrow point between the property line and the units close to the Selma Burke extension. Difficult to determine if setbacks are met.*
   The proposed townhome buildings are a minimum of 10’ from the proposed Selma Burke R/W. Note that since the extension of Selma Burke across the proposed Greylock Ridge Extension, the R/W has been adjusted to a 50’ private R/W.
8. Need a conditional note stating the two parcels in the front of the development that are “Reserved for future development” must come back before the Board of Commissioners for approval at the time they are to be developed. 

We have adjusted the notes for the future development areas. Note that the 0.49 acre area on the south side of the proposed Greylock Ridge has already been planned as part of the previous Wingate Commons Project rezoning, and therefore would not need to be reviewed again by the Board of Commissioners unless the previously approved plan is to be revised.

Public Works
1. What portions of the road and other public infrastructure will be constructed as a part of this project?
It is unclear exactly what NCDOT will build and what their ultimate plan will be. The developer understands that in order to move forward with their project, they would be required to install whatever the NCDOT does not, such as utilities and landscaping. We have added notes concerning the infrastructure and what the developer would be responsible for. See sheet RZ-4.
2. On street parking is not guaranteed if NCDOT builds the roadway. What is the alternative?
We have shown additional areas that parking could be constructed if necessary. These areas are noted as “possible parking”. There is room for 30 spaces if necessary. See the infrastructure notes on sheet RZ-4.
3. One-way streets need to act as a pair, creating a circular flow of traffic.
Since the streets have been widened to 20’ in width, the one-way traffic flow has been abandoned and we have removed the notes to that effect.
4. Extension of E Charles St and Selma Burke need to be public streets.
We understand the E Charles St. and Selma Burke (north of the Greylock Ridge) will need to be public streets.
5. This development is required to build required street elements not constructed by the roadway development, such as sidewalk, side path, trees, street lighting and pedestrian lighting.
We have added notes concerning the infrastructure and what the developer would be responsible for. See sheet RZ-4.

Fire and EMS
1. Alleys must be 20’ wide unobstructed and designated as fire lanes which lends to 2-way traffic.
We have adjusted the alleys to have a minimum unobstructed width of 20’.

Parks and Recreation
1. 10’ wide path not to Town’s vision, use S Trade St sidepath by ACTS as example, i.e. add curves to achieve a meandering experience.
We have added curves as much as possible for the 10’ sidewalk/path along Greylock. If NCDOT does not include parallel parking in their design, the degree of the meandering can be increased.
2. Consider a public art installation at the entrance to the development.
We have noted that the intersection of E Charles St and the Greylock Extension could be used for a public art installation.

Police and Public Safety
1. None at this time.
Other
1. Concerns about 150 vehicles generated by this development dumping onto E John St without a traffic study.

See attached traffic study memo which addresses the new vehicle traffic expected. In addition, NCDOT is currently doing an overall study of the area as part of their Greylock Ridge Extension design.
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REZONING PETITION

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Sheet Title: VICINITY MAP AND ADJACENT OWNERS

Valid For: 2021-227
2/8/2021
**DEVELOPMENT DATA**

**CURRENT ZONING:** N.A.

**PROPOSED ZONING:** MUD

**ADDRESS:**

**TAX PARCELS:**

**TOTAL SITE AREA:** 7.3 ACRES

**PROPOSED NUMBER OF UNITS:** 75

**TOWNHOME SIZE SHOWN:** 2,000 SF

**TREE CANOPY REQUIRED ON SITE:** 0.58 ACRES (8% OF SITE)

**TREE CANOPY TO REMAIN:** 0.89 ACRES

**OPEN SPACE PROVIDED:** 3.2 ACRES

**FUTURE DEVELOPMENT AREA:** 0.6 ACRES

**FUTURE R/W AREA:** 0.3 ACRES

**AREA IN CSX R/W:** 0.9 ACRES

**AREA IN LOTS:** 2.3 ACRES

**SCREENING REQUIRED:** OPTION 3 (10' WIDTH)

**MIN. LOT SIZE:** 1,200 SF

**MIN. FRONT SETBACK:** 20' FROM R/W

**MIN. SIDE SETBACK:** 0' INTERIOR, 5' EXTERIOR

**MIN. REAR SETBACK:** 15'

**FRONTAGE:**

**PARKING SUMMARY:**

- **Paralleled Parking on Greylock: 56 Spaces**
- **Parking Around Townhomes: 38 Spaces**
- **Townhomes with Garages: 64 Spaces**

**TOTAL SPACES:** 158 SPACES (2.1 PER TOWNHOME)

**NOTE:**

- The final design and construction of Greylock Ridge Extension is to be done by others.
- The area of Greylock Ridge Extension to be built by others and is assumed not to be constructed at this time.
The Petition requesting the right to adjust the natural drainage boundaries of the site is hereby granted. The providing of applicable stormwater control regulations as applicable fine developed pressure bases shall be set forth in the plans to accommodate actual stormwater treatment requirements as applicable.

The Location, Size and Type of Stormwater Management Systems depicted on the Plans is subject to adjustment in order to accommodate actual stormwater treatment requirements as applicable.

Architectural Standard:

Ground Floor
- Windows with custom wood trim
- Front door with custom wood trim
- Exterior finishes with custom wood trim

Second Floor
- Windows with custom wood trim
- Front door with custom wood trim
- Exterior finishes with custom wood trim

Living Spaces
- Painted walls with custom wood trim
- Custom wood flooring

Kitchen
- Custom wood cabinets
- Custom wood countertops

Bathroom
- Custom wood vanities
- Custom wood fixtures

Lighting

Landscaping

Landscaping shall be as generally depicted on the rezoning plans. The placement and configuration of the planting points and quantity of treatment areas are subject to adjustment in order to accommodate actual stormwater treatment requirements as applicable.

The project will provide for stormwater best management practices (BMPS) designed to meet regulatory requirements for stormwater capture, treatment, volume attenuation and detention as applicable.

All new lighting shall conform to the town of Matthews Zoning Ordinance.

The ultimate layout, locations and sizes of the site elements depicted on the rezoning plans may be subject to changes based on approval of the Town of Matthews and/or NCDOT.

Public Street - Townhomes along Greylock

PUBLIC STREET, TOWNHOMES ALONG GREYLOCK
Cross-Section B-B (Not To Scale)

PUBLIC STREET, TOWNHOMES ALONG GREYLOCK
Cross-Section A-A (Not To Scale)
Greylock Townhomes
Rezoning Petition
Town of Matthews
Union County, North Carolina

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12/30/20         First Submittal

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 Parcel ID: 21504214
 Owner Name: LBP Real Estate Properties II, LLC
 Map Book: 50-937, Tract 1
 Zoning: R-12
 Deed Book: 24143-223

 Parcel ID: 21504210
 Owner Name: Jeffrey B Davies
 Zoning: CRC
 Deed Book: 32773-730

 Parcel ID: 21504211
 Owner Name: Kenneth Alexander (Heirs)
 Zoning: CRC2
 Deed Book: 01409-049

 Parcel ID: 21504201
 Owner Name: #566 Masonic Lodge
 Zoning: CRC2
 Deed Book: 0713-272

 Parcel ID: 21503384
 Owner Name: Crestdale Crossing Homeowners Assoc. Inc.
 Zoning: CRC
 Deed Book: 12786-731
 Map Book: 35-553

 Parcel ID: 21503312
 Owner Name: Rochelle Seth
 Zoning: CRC
 Deed Book: 32861-663
 Map Book: 35-553

 Parcel ID: 21503311
 Owner Name: Mbaya Blaise Tshiangala
 Zoning: CRC
 Deed Book: 30832-918
 Map Book: 35-553

 Parcel ID: 21503221
 Owner Name: Town of Matthews
 Zoning: R-12
 Deed Book: 29844-453

 Parcel ID: 21503225
 Owner Name: Wanda Boulware
 Zoning: R-9
 Map Book: 29-460
 Deed Book: 10277-167

 Parcel ID: 21503226
 Owner Name: Cynthia A Williams
 Map Book: 29-698
 Deed Book: 10211-311

 Parcel ID: 21503227
 Owner Name: Sondra Lawrence
 Zoning: R-9
 Deed Book: 10211-228
 Map Book: 29-698

 Parcel ID: 21503228
 Owner Name: Michael Dale Anthony and Goldie Thelma Deese
 Zoning: R-9
 Map Book: 29-698
 Deed Book: 10535-685

 Parcel ID: 21503229
 Owner Name: Lowana Crawford
 Zoning: R-9
 Deed Book: 10277-156
 Map Book: 29-698

 Parcel ID: 21503230
 Owner Name: Hmi Ksor and K Ceo
 Zoning: R-9
 Map Book: 30-233
 Deed Book: 11008-419

 Parcel ID: 21503228
 Owner Name: Matthews Gateway Project LLC
 Zoning: MUD
 Deed Book: 23668-825
 Map Book: 51-968

 Parcel ID: 21504213
 Owner Name: Matthews Gateway Project LLC
 Zoning: MUD
 Deed Book: 23668-825
 Map Book: 51-968

 Parcel ID: 21504215
 Owner Name: Town of Matthews
 Zoning: R-9
 Deed Book: 31444-472
Greylack
Townhomes
Town of Matthews
Union County, North Carolina

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12/30/20   First Submittal

SCALE: 1" = 50'

Development Data

Current Zoning: R-9
Proposed Zoning: MUD

Tax Parcels: 21504212 & 21504219

Total Site Area: 7.3 Acres

Proposed Number of Units: 75

Reserved 60' R/W for Future Selma Burke Ln

0.2 Acres Reserved for Future Development

0.4 Acres Reserved for Future Development

Current Address: NO PARCEL ADDRESS

Future Development Area: 0.6 Acres

Future R/W Area: 0.3 Acres

Future in Lots: 2.3 Acres

Future Development: 0.6 Acres

Area in CSX R/W: 0.9 Acres

Screening Required: Option 3 (10' Width)

Min. Lot Size: 1,200 SF

Front Setback: 10' from R/W

Side Setback: 0' Interior, 5' Exterior

Rear Setback: 15'

There are 11 Two-Story Townhomes and 64 Three-Story Townhomes Proposed

Parking Summary
Parallel Parking on Greylack: 56 Spaces
Parking Around Townhomes: 64 Spaces
Parking with Garages: 64 Spaces
Total Spaces: 212 Spaces
(2.8 per Townhome)

NOTE: The Final Design and Construction of Greylack Ridge Extensions to be done by Others

Construction Data

Total Space: 212 Spaces

True Homes
2649 Brekonridge Centre Drive
Suite 104
Monroe, NC 28110
704-238-1229

Providence Professional Engineering, PLLC
1113 Millbridge Parkway
Waxhaw, NC 28173
(980)328-0506
NC Firm License: P-2068
SC COA: 6231

This area of Greylack Ridge Extension to be built by others and is assumed not to be constructed at this time.
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
MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUD
DEVELOPMENT ORDINANCE. UNLESS THESE DEVELOPMENT STANDARDS OR REZONING PLANS ESTABLISH
DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS AND THE
LANDSCAPED OPEN SPACE WILL BE LOCATED THROUGHOUT THE NEIGHBORHOOD TO CREATE PRIVACY
ORIENTED FACING GEYLOCK ROAD ROAD WITH A LANDSCAPED, PARK-LIKE BUFFER BETWEEN THE
SIDEWALK ALONG THE PROPOSED GREYLOCK ROAD EXTENSION. THE MAJORITY OF HOMES WILL BE

TAX ID(S) :
TOTAL ACREAGE: 7.3 ACRES

THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE SITE ELEMENTS DEPICTED ON THE REZONING
ZONING CLASSIFICATION FOR THE SITE SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
APPROVED.
APPROVALS FROM THE TOWN OF MATTHEWS, BUT SHALL NOT DIFFER MATERIALLY FROM WHAT IS

PRIVATE REAR YARDS THAT ARE
2. THE OPEN SPACE SURROUNDING THE STORMWATER PONDS MAY BE IMPROVED WITH A TRAIL
3. INTERNAL PARKING ISLANDS AND OPEN SPACE BETWEEN INTERIOR TOWNHOME BLOCKS WILL BE
4. THE OPEN SPACE SURROUNDING THE STORMWATER PONDS MAY BE IMPROVED WITH A TRAIL
5. THE LOCATION, SIZES AND TYPES OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING
6. APPROXIMTELY 0.6 ACRES OR 8% OF THE EXISTING TREE CANOPY ON-SITE   SHALL BE PRESERVED.
7. ADDITIONAL PLANTING AND MEASURING OF TRAIL.

ARCHITECTURAL STANDARDS
ARCHITECTURAL ELEVATIONS AND LANDSCAPE PLANS WILL PROVIDED AT A LATER DATE AS PART OF THIS
PROJECT.

ENVIRONMENTAL FEATURES
THE LOCATION, SIZES AND TYPES OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING
PLAN IS SUBJECT TO ADJUSTMENT IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT
REQUIREMENTS AS APPLICABLE.