Agenda Item: Lefkas Properties (2022-750), 552 W Charles Street

TO: Matthews Board of Commissioners
DATE: June 13, 2022
FROM: Nadine Bennett, Senior Planner

Request/Summary

The applicant wishes to withdraw their application to rezone 552 W Charles Street because the recent text change allowing a limited amount of outdoor storage in I-1 zoning makes the request unnecessary.

Recommended Action:

Approval withdrawal request
May 20, 2022

VIA EMAIL ONLY nbennett@matthewsnc.gov

Nadine Bennett, AICP
Senior Planner
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

RE: Application for Change in Zoning Classification
for Parcel No. 19325149 (“Property”)

Dear Nadine,

On behalf of my client, Property owner Lefkas Properties, LLC, this letter is to notify you that the previously filed Application for Change in Zoning Classification is hereby withdrawn. The decision to withdraw this Application is due to the recent amendment to the Town of Matthews UDO adding section 105.506.24, which was adopted by the Town Board effective May 9, 2022. A copy of section 105.506.24 is attached to this letter.

Thank you for your assistance and communications during this process. Likewise please extend my thanks to Rob Will.

Sincerely yours,

Harry Stathopoulos
155.506.24

A. Limited outdoor storage of goods and materials is permitted in the I-1.

B. STANDARDS

1. Outdoor storage area may not exceed twenty-five percent (25%) of the total footprint of all buildings on the property, up to a maximum of 10,000 square feet.
2. The height of the stored goods shall not exceed 12’.
3. Outdoor storage shall be located to the rear or side of the principal structure on the property and must be outside of required setbacks.
4. Outdoor storage shall be organized and well-maintained and shall be screened from the public right-of-way and from property used or zoned for residential purposes in accordance with Section 155.606.6.
5. Prior to using any portion of a property for outside storage, the business or property owner shall submit to the Town Planning Office a site plan showing the proposed location of the storage, all buildings on the property, and a screening plan detailing compliance with Section 155.606.6.
6. Stored materials must be in compliance with Federal, State, and Mecklenburg County regulations.

[In the Table of Uses, “Outside storage, except as otherwise listed” will have a “PC” under I1.]