

Agenda Item: Public Improvement Variance – PCM Holdings, LLC, College Street

TO: Mayor and Board of Commissioners

DATE: June 3, 2020

FROM: Mary Jo Gollnitz, Senior Planner

Background/Issue:

PCM Holdings, LLC is requesting a Public Improvement Variance for parcel #227-024-47 along College Street. The property is zoned R-12 and is being developed by right.

- The applicant is seeking to have relief from the 50' standard road cross section. There is a 65' unimproved public right-of-way along this portion of College Street.
- Matthews Unified Development Ordinance § 155.707.B.1 requires sidewalk, curb and gutter improvements to be constructed by the developer. Additionally, UDO § 155.707.A.7 local limited cross section, specifies the following: 9' travel lanes, 2.5' curb and gutter, 4' planting strip and 5' sidewalk.
- The PCM Holdings proposes to build a 20' wide street with no curb nor gutter. They will install a 5' sidewalk along the property and a roadside swale to carry stormwater runoff. A hammerhead turnaround will be installed at the end of the development.
- Matthews UDO Section 155.712.A calls for the Planning Board to determine if unnecessary hardships or practical difficulties exist that may result from the strict compliance of the regulations, and it may recommend approval or denial to the Board of Commissioners.

Proposal/Solution:

Planning and Public Works staff met with the developer several times regarding the development. Matthews staff is comfortable with the requested 20' wide street, no curb, no gutter and a 5' wide sidewalk along the proposed 4 lot frontages.

The proposed street cross section would be compatible with neighborhood streets within proximity of College Street. The request is similar to the Jefferson St development from 2017.

PCM Holdings will need to submit a request to accept this portion of College St into the Town's street system once improvements have been completed.

The Planning Board unanimously recommended approval of the requested Public Improvement Variance.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Approve PCM Holdings request for College St Public Improvement Variance to allow construction of a 20' wide street with sidewalk construction on the southeast side of the street, roadside swale and turnaround as submitted.



March 13, 2020

Mary Jo Gollnitz, CZO
Senior Planner/Zoning Administrator
Planning and Development
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Public Improvement Variance Request – 101 College Street, Matthews, NC 28105
Parcel ID # 22702447
Property Owner: PCM Holdings, LLC

Dear Ms. Gollnitz:

I hope this letter finds you well. I am writing on behalf of PCM Holdings, LLC to request a Public Improvement Variance from the Town of Matthews for the residential project being referred to as 101 College Street, located at the corner of S. Ames Street and the presently unimproved 65' foot public right of way known as College Street. This variance request is specifically to vary from the current regulations contained in Section 155.701 of the Town of Matthews Unified Development Ordinance.

The substance of this request would be as follows:

- The applicant seeks to modify the standard residential street cross section for the currently unimproved right of way known as College Street in downtown Matthews. The applicant seeks to construct a 20' wide street, with no curb and gutter, with a 5' pedestrian sidewalk along the four (4) lot project frontage.
- The intent of this variance request would be to construct that portion of College Street in a manner that maintains the size and style of the existing street network and to preserve, through consistency, the historical character of the residential neighborhood being served by these streets. The current network of streets, including but not limited to S. Ames Street and S. Freemont Street, are 18+/- feet in width, without curb or gutter, and without sidewalks. To comply with the existing requirement to install curb and gutter would create an undue and unnecessary hardship on the applicant given there is no existing network of curbs and gutters to tie into and, as such, the applicant feels the purpose of the regulations would be better served by this proposed variance.

The request would also be consistent with the Town's approval of the Public Variance Request for Jefferson Street Development on December 11, 2017.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Wesley S. Hinson', is written over a faint, larger version of the signature.

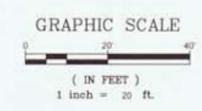
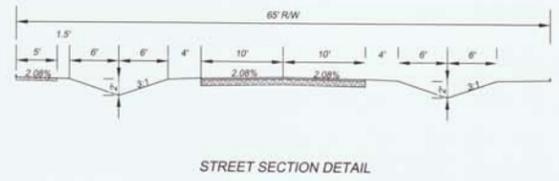
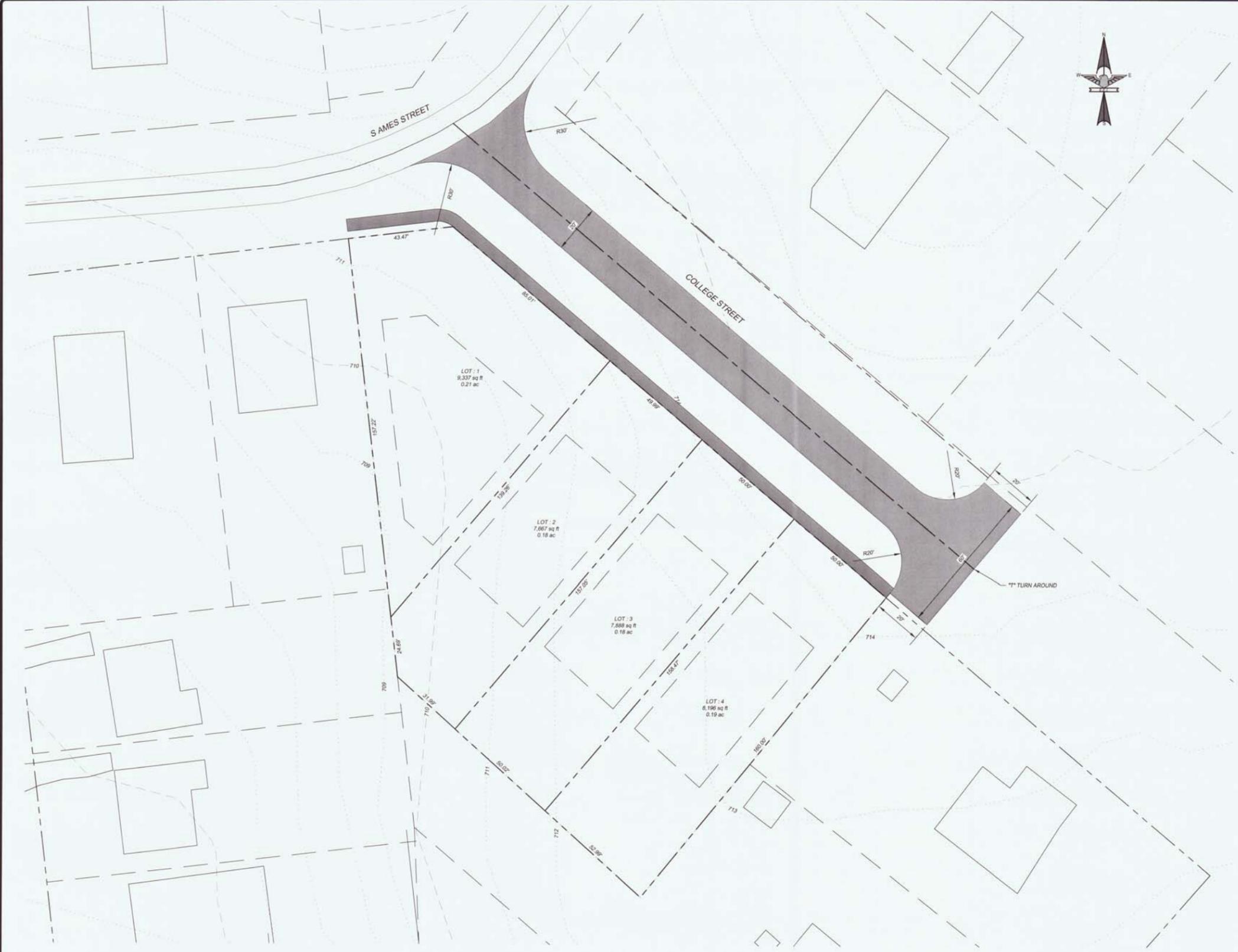
Wesley S. Hinson
Attorney for PCM Holdings, LLC

INDIAN TRAIL
309 Post Office Drive, Indian Trail, North Carolina 28079
Phone: 704.684.0034 | Real Estate Phone: 704.684.0031
Fax: 704.684.0035

HUNTERSVILLE
403 Gilead Road, Suite J, Huntersville, North Carolina 28078
Phone: 704.274.5578
Fax: 704.274.9569

attorneys admitted in NC & SC

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ENGINEERING
 FIRM LICENSE # C-0873
 2015A Van Buren Avenue
 Indian Trail, NC 28079
 (704) 882-4222
 www.enjooonline.net

| NO. | DATE | BY | ISSUE |
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COLLEGE STREET PROPERTY
 MATTHEWS, NC
 PCM HOLDINGS, LLC
 P.O. BOX 67
 MATTHEWS, NC 28106

SITE PLAN

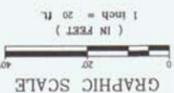
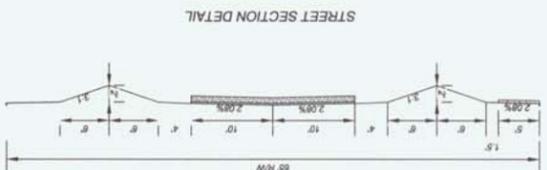
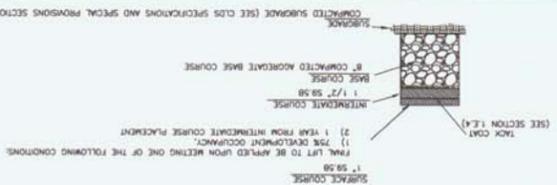
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PRELIMINARY
 NOT FOR
 CONSTRUCTION

02/05/20

Sheet
EXHIBIT

rcvd 3-13-20



EXHIBIT

PRELIMINARY
NOT FOR
CONSTRUCTION

SITE PLAN

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**COLLEGE STREET PROPERTY
MATTHEWS, NC**

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

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AREIAL OF NEIGHBORHOOD STREETS NEAR COLLEGE STREET

