

Public Improvement Variance – PCM Holdings, LLC, College Street

TO: Matthews Planning Board Members
DATE: May 26, 2020
FROM: Mary Jo Gollnitz, Senior Planner

Background/Issues:

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.

The PCM Holdings, LLC 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. The proposed street cross section would be compatible with neighborhood streets within proximity of College Street.

Matthews Unified Development Ordinance 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.

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

Proposed Solution:

Allow the Public Improvement Variance request for installation of 20' road without curb and gutter and 5' sidewalk along College St.

Recommended Motion/Action:

Staff suggests that the Planning Board review the request and forward a favorable recommendation for the Public Improvement Variance as submitted to the Board of Commissioners for final decision.



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

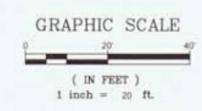
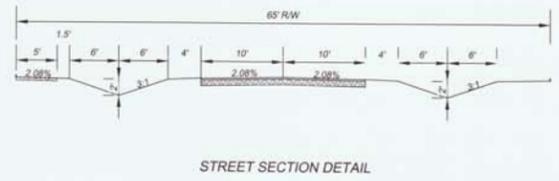
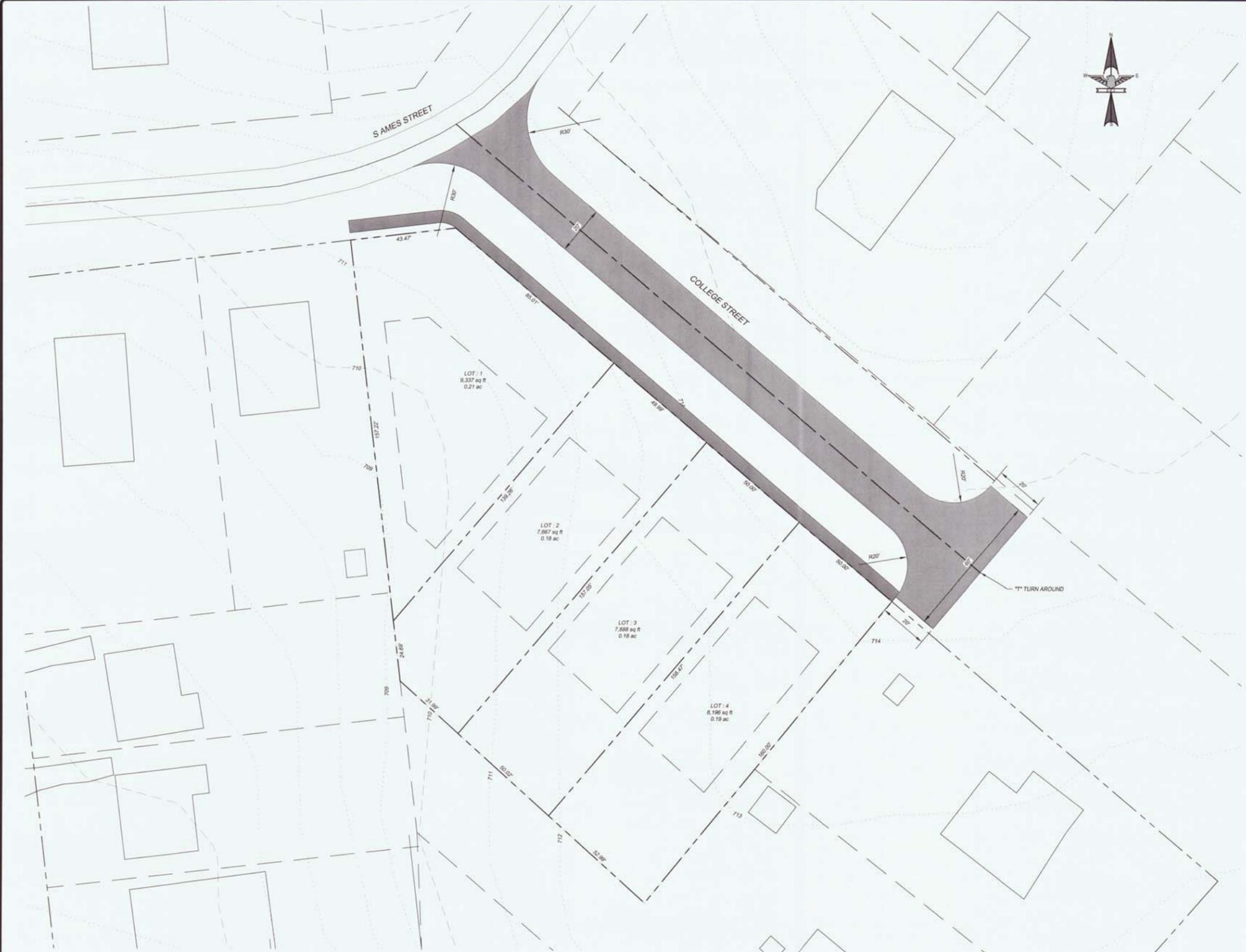
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attorneys admitted in NC & SC

Cc: John Ross, Eagle Engineering
David Blackley, PCM Holdings, LLC
Susan Habina-Wollard, PE, Town of Matthews
Jay Camp, AICP, Planning Director, Town of Matthews
C.J. O'Neil, PE, Public Works Director, Town of Matthews

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 FIRM LICENSE # C-0873
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 Indian Trail, NC 28079
 (704) 882-4222
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NO.	DATE	BY	ISSUE

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

SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY
###	###	###

DATE	JOB NUMBER
###	###

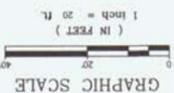
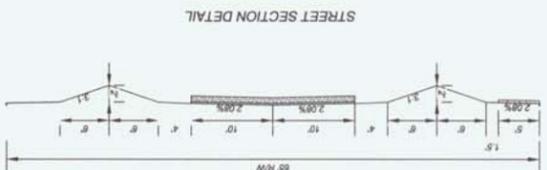
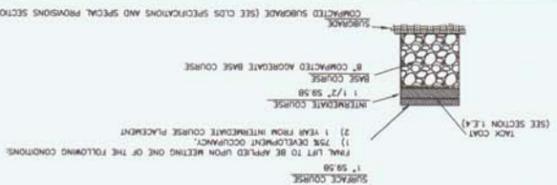
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PRELIMINARY
 NOT FOR
 CONSTRUCTION

02/05/20

Sheet
EXHIBIT

rcvd 3-13-20



EXHIBIT

PRELIMINARY
NOT FOR
CONSTRUCTION

SITE PLAN

DESIGNED BY ###	DRAWN BY ###	CHECKED BY ###
DATE ###	DATE ###	JOB NUMBER ###
AS SHOWN		

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

NO.	DATE	BY	ISSUE


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