Town of Matthews North Carolina

DATE FILED 6-1-2016
APPLICATION NUMBER 2016-648
For office use only

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CHANGE IN CONDITIONS

(SEE FILING INSTRUCTIONS)

TO: Town of Matthews Board of Commissioners
Town of Matthews Planning Board
232 Matthews Station Street
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

☑ A change in zoning classification of the property hereinafter described; or

☐ A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 215-014-08

Address of property: 352 East Charles St. Matthews, NC 28105

Location of property:

Title to the property was acquired on 01/07/2003
and was recorded in the name of Jerry W. Pressley & wife, Judy Pressley, Jerry Pressley, Jr. & wife, Lynn Pressley
whose mailing address is P.O. Box 2440 Matthews, NC 28106

The deed is recorded in Book 14656 and Page 41-44 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-12 Requested zoning classification: O (CD)

List reason(s) why zoning should be changed (use separate sheet if necessary):

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See attached Exhibit A

Signature of property owner (must be original)

Jerry Pressley, Jr.

Print name of property owner

P.O. Box 2440

Property owner's mailing address

Matthews, NC 28106

Property owner's mailing address, continued

Property owner's mailing address, continued

704-821-9554/ pressley@carolina.rr.com

Property owner's phone number/email address

Signature of property owner (must be original)

Lynn Pressley

Print name of property owner

P.O. Box 2440

Property owner's mailing address

Matthews, NC 28106

Property owner's mailing address, continued

Property owner's mailing address, continued

704-821-9554/pressley@carolina.rr.com

Property owner's phone number/email address

Signature of ~~agent~~ (if any)

Property owner

Judy Pressley

Print name of agent

P.O. Box 2440

Agent's mailing address

Matthews, NC 28106

Agent's mailing address, continued

Agent's mailing address, continued

704-821-9554/ pressley@carolina.rr.com

Agent's phone number/email address

Petitioner other than owner (if any)

Laura H. Budd

Print name of petitioner

10550 Independence Pointe Pkwy

Petitioner's mailing address

Ste. 301

Petitioner's mailing address, continued

Matthews, NC 28105

Petitioner's mailing address, continued

704-841-0760/ lbudd@thebuddlawgroup.com

Petitioner's phone number/email address

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.
See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

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215-014-07
TAX PARCEL

Thomas Funderburke Rev. Liv. Trust & Mary Funderburke Rev. Liv. Trust
PROPERTY OWNER NAME(S)

831 Kilarney Court
OWNER MAILING ADDRESS

Matthews, NC 28104
OWNER MAILING ADDRESS, CONTINUED

21501208
TAX PARCEL

Frank Williams, II & Kristin Williams
PROPERTY OWNER NAME(S)

P.O. Box 704
OWNER MAILING ADDRESS

Matthews, NC 28105
OWNER MAILING ADDRESS, CONTINUED

United State Postal Service
TAX PARCEL

P.O. Box 27497
PROPERTY OWNER NAME(S)

Greensboro, NC 27495
OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

21501418
TAX PARCEL

Amy Dassoulas, William Moore, Patricia Webb, Steven Moore
PROPERTY OWNER NAME(S)

7423 Mill Pond Dr
OWNER MAILING ADDRESS

Waxhaw, NC 28173
OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

21501209
TAX PARCEL

Rachel T. McLeod
PROPERTY OWNER NAME(S)

7009 Cinnamon Circle
OWNER MAILING ADDRESS

Mint Hill, NC 28227
OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

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SUMMARY OF THE REZONING PROCESS

PETITIONER: Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

PROPERTY OWNERS: These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email blynd@matthewsnc.gov) for verification.

Application submitted to and accepted by the Town of Matthews June 1, 2016

Town Board of Commissioners formally accepts application and sets Public Hearing date June 13, 2016

Notices sent via mail to affected/adjacent property owners on or before July 4, 2016

Protest petition filed with Planning Department by 5:00 pm on _____

Public hearing: petitioner may give explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning August 8, 2016

Town Planning Board reviews petition, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request August 23, 2016

Town Board of Commissioners approves or denies application September 12, 2016

GENERAL STATUTE 160A-385: CHANGES.

(a) Zoning ordinances may from time to time be amended, supplemented, changed, modified or repealed. In case, however, of a qualified protest against a zoning map amendment, that amendment shall not become effective except by favorable vote of three-fourths of all the members of the city council. For the purposes of this subsection, vacant positions on the council and members who are excused from voting shall not be considered "members of the council" for calculation of the requisite supermajority. To qualify as a protest under this section, the petition must be signed by the owners of either (i) twenty percent (20%) or more of the area included in the proposed change or (ii) five percent (5%) of a 100-foot wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right of way shall not be considered in computing the 100-foot buffer area as long as that street right of way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100-foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine the "owners" of potentially qualifying areas. The foregoing provisions concerning protests shall not be applicable to any amendment which initially zones property added to the territorial coverage of the ordinance as a result of annexation or otherwise, or to an amendment to an adopted (i) special use district, (ii) conditional use district, or (iii) conditional district if the amendment does not change the types of uses that are permitted within the district or increase the approved density for residential development, or increase the total approved size of nonresidential development, or reduce the size of any buffers or screening approved for the special use district, conditional use district, or conditional district.

(b) Amendments in zoning ordinances shall not be applicable or enforceable without consent of the owner with regard to buildings and uses for which either (i) building permits have been issues pursuant to GS 160A-417 prior to the enactment of the ordinance making the change or changes so long as the permits remain valid and unexpired pursuant to GS 160A-418 and unrevoked pursuant to GS 160A-422 or (ii) a vested right has been established pursuant to GS 160A-385.1 and such vested right remains valid and unexpired pursuant to GS 160A-385.1

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Real Estate Lookup

Search By: Parcel | Filter By: None

Parcel ID: 21501408

Search

To view details click on Parcel

Parcel	Owner	Location
21501408	PRESSLEY JERRY W JR	352 E CHARLES ST MATTHEWS
21501408	PRESSLEY JUDY L	352 E CHARLES ST MATTHEWS
21501408	PRESSLEY LYNN	352 E CHARLES ST MATTHEWS

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Tax Bills | **Photo** | **Directions** | **Polaris Map** | **Print**

Parcel Information

Parcel ID	Account	Parent	Previous
21501408	INDIVIDUAL		

Owner(s)

Owner Name	Mailing Address	City/State
PRESSLEY JUDY L BY ENTIRETY	PO BOX 2440	MATTHEWS NC 28106
PRESSLEY JERRY W JR	PO BOX 2440	MATTHEWS NC 28106
PRESSLEY LYNN WIFE	PO BOX 2440	MATTHEWS NC 28106

Legal Information

Legal	Municipality	Date Annexed	Special District	Fire District	Acreage
P4 B1 M4-17	MATTHEWS		FIRE SERVICE E	MATTHEWS	0

Total Parcel Assessment

Building	Land	Features	Total
58300	41900	2500	102700

Exemptions

Exemption	Year Approved	Review Date	Amount

Sales Information

Sale	Price	Stamps	Qualify	VI	Type	Legal Ref.	Grantor
Jan 7 2003	80000	160	UNDER REVIEW	IMP	WARRANTY D	14656-41	LITTLE,ROY S
Jan 1 1975	0			IMP		02080-224	

Land Use

Use	Units	Type	Neighborhood	Assessment
1000	0.55	SMAC	V501	41900

Building Information

Bldg	Description	Type	Year	Property Location
1	Single-Fam	RES	1947	352 E CHARLES ST MATTHEWS

Bldg	Story	Units	Total SqFt	Heated SqFt	Foundation	Ext. Wall	Grade	Value
1	1 STORY	1	1352	1168	CRAWL SPACE	ASB SHNG/SDG -	AVERAGE 01	58300

Bldg	Heat	Fuel	Fire Place	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths
1	AIR-NO-DUCT	OIL/WD/COAL	1 - FP3	AC-NONE	0	3	1	0	0

Sub Area

Bldg	Description	Size
1	PORCH - SCREENED - FINISHED	70
1	PORCH - OPEN - FINISHED	24
1	PORCH - OPEN - FINISHED	90
1	BASE (FIRST FLOOR)	1168

Depreciation

Bldg	Physical	Functional	Economic	Special	Override
1	AV - 31.00%	- 0.00%	- 0.00%	- 0.00%	- 0.00%

Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
1	1947	GARAGE	1	288.00000	2500

Notes

Tax Year	Notes	Note Date

Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Feb 8 2011	2011	Countywide Revaluation	119500	0
Jan 17 2003	2003	Countywide Revaluation	95100	0
Jan 5 1998	1998	Countywide Revaluation	68180	
Jan 2 1991	1991	Countywide Revaluation	40840	

Click here for 2011 Pearson Revaluation Review Values per Session Law 2013-362

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Search By: Parcel ▼ Filter By: None ▼

Parcel ID:
21501409

Search

To view details, click on Parcel

Parcel	Owner	Location
21501409	UNITED STATES POSTAL SERVICE	341 E JOHN ST MATTHEWS

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Tax Bills **Photo** **Directions** **Polaris Map** **Print**

Parcel Information

Parcel ID	Account	Parent	Previous
21501409	EXEMPT		21501409

Owner(s)

Owner Name	Mailing Address	City/State
UNITED STATES POSTAL SERVICE	PO BOX 27497	GREENSBORO NC 27495

Legal Information

Legal	Municipality	Date Annexed	Special District	Fire District	Acreage
L3 B1 M4-17	MATTHEWS		FIRE SERVICE E	MATTHEWS	0.977

Total Parcel Assessment

Building	Land	Features	Total
0	340500	0	340500

Exemptions

Exemption	Year Approved	Review Date	Amount
FEDERAL			340500

Sales Information

Sale	Price	Stamps	Qualify	VI	Type	Legal Ref.	Grantor
Jan 8 2009	325000	650		IMP	WARRANTY D	**24356-672**	BONTERRA BUILDERS, L
Apr 6 2006	215000	430	BLDR SALE	IMP	WARRANTY D	**20253-531**	HOVIS, JOHN L R/T
Feb 25 2004	0	0	LESS $3000	IMP	NON WRNTY	**16815-627**	LLOYD HOVIS FAMIL TR
May 8 2002	0		LESS $3000	IMP	QUIT CLAIM	**13571-152**	HOVIS,LLOYD T
Feb 22 2001	0		LESS $3000	IMP	DEED STAMPS	**11951-870**	HOVIS FRANCIS HOOKS

Land Use

Use	Units	Type	Neighborhood	Assessment
C700	42558.12	SF	RE02	340500

Building Information

Bldg	Description	Type	Year	Property Location
				341 E JOHN ST MATTHEWS

Bldg	Story	Units	Total SqFt	Heated SqFt	Foundation	Ext. Wall	Grade	Value

Bldg	Heat	Fuel	Fire Place	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths

Sub Area

Bldg	Description	Size

Depreciation

Bldg	Physical	Functional	Economic	Special	Override

Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value

Notes

Tax Year	Notes	Note Date

Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Jun 1 2009	2009	Change in Zoning and/or Use	358900	0
Apr 27 2007	2007	Building Demolished	32300	0
Jan 17 2003	2003	Countywide Revaluation	106900	0
Oct 1 1998	1998	Equalization of Value	71290	
Jan 5 1998	1998	Countywide Revaluation	82430	
Nov 15 1991	1991	Equalization of Value	54680	
Jan 2 1991	1991	Countywide Revaluation	67120	

Click here for 2011 Pearson Revaluation Review Values per Session Law 2013-362

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Search By: Parcel ▼ Filter By: None ▼

Parcel ID:
21501418

Search

To view details click on Parcel

Parcel	Owner	Location
21501418	DASSOULAS AMY M	401 E JOHN ST MATTHEWS
21501418	MOORE STEVEN C	401 E JOHN ST MATTHEWS
21501418	MOORE WILLIAM H	401 E JOHN ST MATTHEWS
21501418	WEBB PATRICIA M	401 E JOHN ST MATTHEWS

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Parcel Information

Parcel ID	Account	Parent	Previous
21501418	INDIVIDUAL		

Owner(s)

Owner Name	Mailing Address	City/State
MOORE STEVEN C	7423 MILL POND DR	WAXHAW NC 28173
MOORE WILLIAM H	7423 MILL POND DR	WAXHAW NC 28173
DASSOULAS AMY M	7423 MILL POND DR	WAXHAW NC 28173
WEBB PATRICIA M		00000

Legal Information

Legal	Municipality	Date Annexed	Special District	Fire District	Acreage
P4 B1 M4-17	MATTHEWS		FIRE SERVICE E	MATTHEWS	0

Total Parcel Assessment

Building	Land	Features	Total
60400	34800	0	95200

Exemptions

Exemption	Year Approved	Review Date	Amount

Sales Information

Sale	Price	Stamps	Qualify	VI	Type	Legal Ref.	Grantor
Jul 26 2007	95000	190		IMP	WARRANTY D	**22583-392**	MOORE,PATRICIA B
Jan 1 1975	0			IMP	WARRANTY D	**01099-235**	

Land Use

Use	Units	Type	Neighborhood	Assessment
1000	0.47	SMAC	V501	34800

Building Information

Bldg	Description	Type	Year	Property Location
1	Single-Fam	RES	1940	401 E JOHN ST MATTHEWS

Bldg	Story	Units	Total SqFt	Heated SqFt	Foundation	Ext. Wall	Grade	Value
1	2.0 STORY	1	1336	1284	CRAWL SPACE	FACE BRICK -	AVERAGE 03	60400

Bldg	Heat	Fuel	Fire Place	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths
1	AIR-DUCTED	OIL/WD/COAL	1 - FP3	AC-NONE	0	3	1	0	0

Sub Area

Bldg	Description	Size
1	BASE (FIRST FLOOR)	924
1	PORCH - OPEN - FINISHED	52
1	UPPER STORY - FINISHED	360

Depreciation

Bldg	Physical	Functional	Economic	Special	Override
1	AV - 31.00%	- 0.00%	TRAF - 10.00%	- 0.00%	- 0.00%

Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value

Notes

Tax Year	Notes	Note Date

Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Feb 8 2011	2011	Countywide Revaluation	119800	0
Jan 17 2003	2003	Countywide Revaluation	96300	0
Jan 5 1998	1998	Countywide Revaluation	66370	
Jan 2 1991	1991	Countywide Revaluation	37790	

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Search By: Owner Name | Filter By: None

Last Name: Neal First Name: Rachel

Search

To view details click on Parcel

Parcel	Owner	Location
13538753	NEAL RACHEL	7009 CINNAMON CR MINT HILL
21501209	NEAL RACHEL T	409 MCLEOD ST MATTHEWS

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Parcel Information

Parcel ID	Account	Parent	Previous
21501209	INDIVIDUAL		

Owner(s)

Owner Name	Mailing Address	City/State
NEAL RACHEL T	7009 CINNAMON CIR	MINT HILL NC 28227

Legal Information

Legal	Municipality	Date Annexed	Special District	Fire District	Acreage
LS T & U M12-257	MATTHEWS		FIRE SERVICE E	MATTHEWS	0

Total Parcel Assessment

Building	Land	Features	Total
0	55800	0	55800

Exemptions

Exemption	Year Approved	Review Date	Amount

Sales Information

Sale	Price	Stamps	Qualify	VI	Type	Legal Ref.	Grantor
Nov 30 1983	0			VAC	WARRANTY D	**04754-988**	

Land Use

Use	Units	Type	Neighborhood	Assessment
1000	1.04	SMAC	V501	55800

Building Information

Bldg	Description	Type	Year	Property Location
				409 MCLEOD ST MATTHEWS

Bldg	Story	Units	Total SqFt	Heated SqFt	Foundation	Ext. Wall	Grade	Value

Bldg	Heat	Fuel	Fire Place	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths

Sub Area

Bldg	Description	Size

Depreciation

Bldg	Physical	Functional	Economic	Special	Override

Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value

Notes

Tax Year	Notes	Note Date

Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Feb 8 2011	2011	Countywide Revaluation	55800	0
Jan 17 2003	2003	Countywide Revaluation	27900	0
Jan 5 1998	1998	Countywide Revaluation	22040	
Jan 2 1991	1991	Countywide Revaluation	20000	

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Search By: Owner Name | Filter By: None

Last Name: williams First Name: frank

Search

To view details click on Parcel

Parcel	Owner	Location
05325253	WILLIAMS FRANK E	2803 BERRY CREEK RD UNINC
21162263	WILLIAMS FRANK E	8956 CHALLIS HILL LN CHARLOTTE
03712409	WILLIAMS FRANK L	4109 HYDE PARK DR CHARLOTTE
21909304	WILLIAMS FRANK L.	13408 MALLARD LANDING RD UNINC
21501208	WILLIAMS FRANK M II	227 OLD DEPOT LN MATTHEWS
19510151	WILLIAMS FRANK MCCRADY	14631 BARNEY DR MINT HILL

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Parcel Information

Parcel ID	Account	Parent	Previous
21501208	INDIVIDUAL		

Owner(s)

Owner Name	Mailing Address	City/State
WILLIAMS FRANK M II	PO BOX 704	MATTHEWS NC 28106
KRISTEN W WILLIAMS (H/W)	PO BOX 704	MATTHEWS NC 28106

Legal Information

Legal	Municipality	Date Annexed	Special District	Fire District	Acreage
NA	MATTHEWS		FIRE SERVICE E	MATTHEWS	0

Total Parcel Assessment

Building	Land	Features	Total
143400	57600	8300	209300

Exemptions

Exemption	Year Approved	Review Date	Amount

Sales Information

Sale	Price	Stamps	Qualify	VI	Type	Legal Ref.	Grantor
Jul 25 1995	68000		RELATED	IMP	DEED STAMPS	08224-766	WILLIAMS FRANK M &WF

Land Use

Use	Units	Type	Neighborhood	Assessment
1000	1.08	SMAC	V501	57600

Building Information

Bldg	Description	Type	Year	Property Location
1	Single-Fam	RES	1967	227 OLD DEPOT LN MATTHEWS

Bldg	Story	Units	Total SqFt	Heated SqFt	Foundation	Ext. Wall	Grade	Value
1	1 STORY	1	4961	3782	SLAB-RES	EXT PLYWOOD - FACE BRICK	GOOD 02	143400

Bldg	Heat	Fuel	Fire Place	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths
1	AIR-DUCTED	ELECTRIC	1 - FP3	AC-CENTRAL	0	5	2	0	1

Sub Area

Bldg	Description	Size
1	GARAGE - FINISHED	756
1	PORCH - OPEN - FINISHED	165
1	BASE - SEMI-FINISHED	716
1	UTILITY - UNFINISHED	154
1	PORCH - OPEN - FINISHED	52
1	BASE (FIRST FLOOR)	3066

Depreciation

Bldg	Physical	Functional	Economic	Special	Override
1	AV - 26.00%	FUNC - 15.00%	ECON - 15.00%	- 0.00%	- 0.00%

Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
1	1967	PATIO	1	150.00000	200
1	1982	SHED	1	28.00000	100
1	1967	GARAGE	1	560.00000	4900
1	1982	STORAGE	1	400.00000	1700
1	1982	SHED	1	510.00000	1400

Notes

Tax Year	Notes	Note Date

Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Feb 8 2011	2011	Countywide Revaluation	225900	0
Jan 17 2003	2003	Countywide Revaluation	186400	0
Jan 5 1998	1998	Countywide Revaluation	149950	
Nov 15 1991	1991	Equalization of Value	126080	
Jan 2 1991	1991	Countywide Revaluation	134870	

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Real Estate Lookup

Search By: Parcel | Filter By: None

Parcel ID:
21501407

Search

Parcel	Owner	Location
21501407	MARY FUNDERBURK REVOCABLE LIVING TRUST	409 E JOHN ST MATTHEWS
21501407	FUNDERBURK THOMAS REVOCABLE LIVING TRUST	409 E JOHN ST MATTHEWS

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Parcel Information

Parcel ID	Account	Parent	Previous
21501407	INDIVIDUAL		21501407

Owner(s)

Owner Name	Mailing Address	City/State
FUNDERBURK THOMAS REVOCABLE LIVING TRUST TRUSTEE	831 KILARNEY CT	MATTHEWS NC 28104
MARY FUNDERBURK REVOCABLE LIVING TRUST TRUSTEE	831 KILARNEY CT	MATTHEWS NC 28104

Legal Information

Legal	Municipality	Date Annexed	Special District	Fire District	Acreage
L5 B1 M4-17	MATTHEWS		FIRE SERVICE E	MATTHEWS	0

Total Parcel Assessment

Building	Land	Features	Total
94500	55400	0	149900

Exemptions

Exemption	Year Approved	Review Date	Amount

Sales Information

Sale	Price	Stamps	Qualify	VI	Type	Legal Ref.	Grantor
Nov 14 2006	0		LESS $3000	IMP	WARRANTY D	**21353-335**	FUNDERBURK, THOMAS L
Jan 1 1975	0			IMP	WARRANTY D	**02884-296**	

Land Use

Use	Units	Type	Neighborhood	Assessment
1000	1.03	SMAC	V501	55400

Building Information

Bldg	Description	Type	Year	Property Location
1	Single-Fam	RES	1968	409 E JOHN ST MATTHEWS

Bldg	Story	Units	Total SqFt	Heated SqFt	Foundation	Ext. Wall	Grade	Value
1	1 STORY	1	2107	1652	CRAWL SPACE	FACE BRICK -	AVERAGE 01	94500

Bldg	Heat	Fuel	Fire Place	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths
1	AIR-DUCTED	GAS	1 - FP3	AC-CENTRAL	0	3	2	0	0

Sub Area

Bldg	Description	Size
1	BASE (FIRST FLOOR)	1652
1	PORCH - OPEN - FINISHED	20
1	UTILITY - UNFINISHED	120
1	CARPORT - FINISHED	315

Depreciation

Bldg	Physical	Functional	Economic	Special	Override
1	AV - 26.00%	- 0.00%	- 0.00%	- 0.00%	- 0.00%

Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value

Notes

Tax Year	Notes	Note Date
2011	Informal Review Request Received	02/17/2011

Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Feb 8 2011	2011	Countywide Revaluation	173600	0
Jun 20 2003	2003	Reviewed - No change in value	137400	0
Jan 17 2003	2003	Countywide Revaluation	137400	0
Jan 5 1998	1998	Countywide Revaluation	107300	
Apr 14 1995	1995	Added Air Condition	82140	
Nov 15 1991	1991	Equalization of Value	79180	
Jan 2 1991	1991	Countywide Revaluation	98840	

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2016-648
6-1-2016

Polaris 3G Map – Mecklenburg County, North Carolina

Buffer

Date Printed: 5/25/2016 3:02:46 PM

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

2016-648
6-1-2016

EXHIBIT A

We are requesting office (OCD) zoning

We are requesting a rezoning in an effort to facilitate development of the downtown area on East Charles St. The purpose of rezoning 352 East Charles Street from residential to office conditional is for The Budd Law Group to open an office in downtown Matthews. The ½ acre parcel is adjacent to a vacant lot, a rental home, and the rear of the Matthews Post Office. Across the street are the railroad tracks. A natural boundary line between residential and business is the new Charles Buckley Way which recently opened.

CURRENT 2016-648
11/03/2016

PROJECT SUMMARY

PROJECT LOCATION: 352 E CHARLES ST.
MATTHEWS, NC 28105

OWNER(S): PRESSLEY, JUDY L
PRESSLEY, JERRY W
PRESSLEY, LYNN

APPLICANT: LAURA BUDD

CURRENT ZONING: RESIDENTIAL - R-12

PROPOSED ZONING: OFFICE - O (CD)

EXISTING USE: SINGLE FAMILY RESIDENCE

PROPOSED USE: PROFESSIONAL OFFICE

SUMMARY REQUEST

The applicant requests a rezoning of the existing property from Residential - R-12 to Office - O (CD). An addition will be constructed on the rear of the existing building and the property will be used as legal offices for the The Budd Law Group.

SUMMARY OF PROPOSED CONDITIONS

The existing single family residence is 1,177sf, was built in 1947 and has a shingled roof with a gable at each end. The existing house has wood siding with a brick base.

The applicant proposes to remove the existing residence as it will not serve to function as an office due to building size, The Americans with Disabilities Act, available electric service, and existing mechanical unit size and efficiency.

The new structure will contain 3,150sf on the ground floor and a 1,000sf second story loft area. The architectural style of the new structure will be residential in nature and scale.

There will be a new 18'-0" concrete access drive to the parking area in the rear of the building. There will be 13 parking spaces, one of which is handicap accessible.

There will be an ADA compliant ramp on the north side of the building.

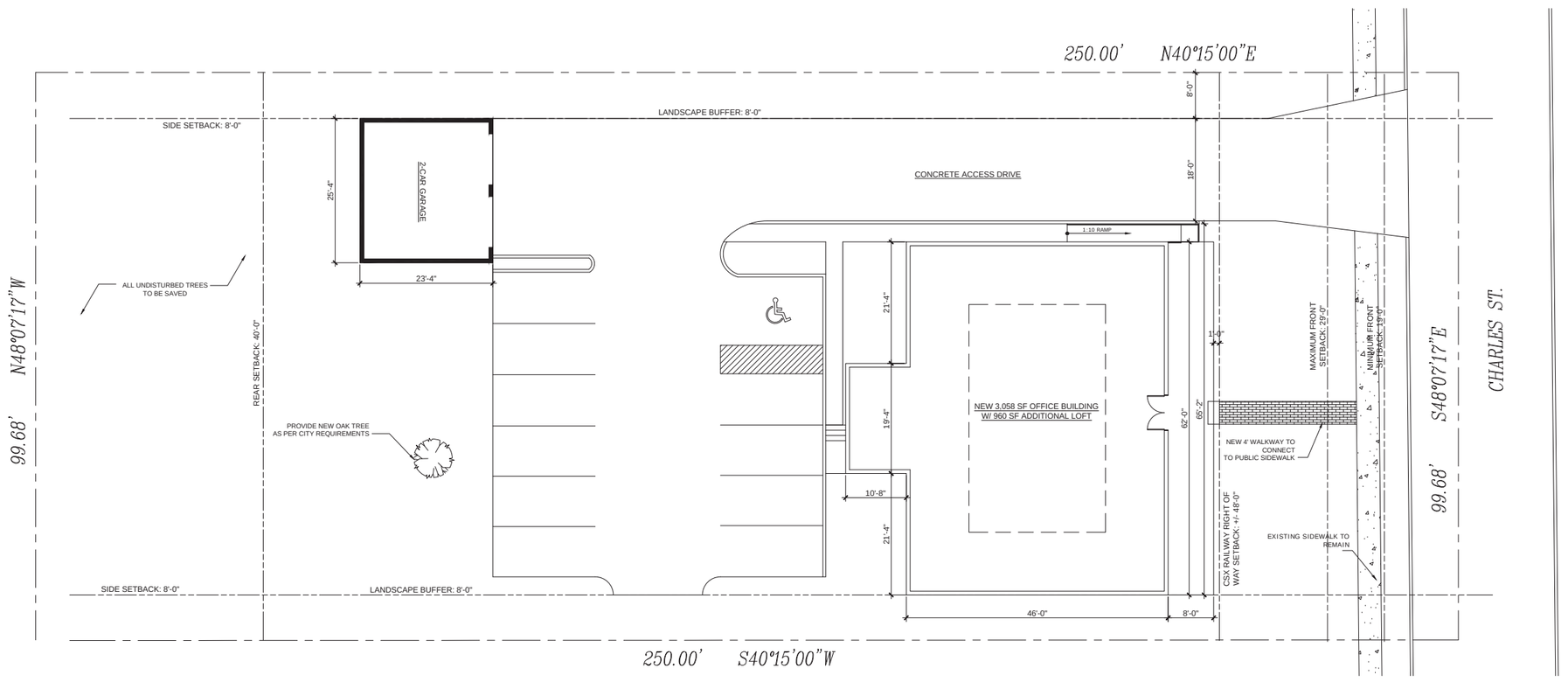
All uses in Office are allowed.

Lot Size: 0.57 Acres
Parcel ID: 21501408
Required Parking: 10 Spaces
Proposed Parking: 13 Spaces

Required Setbacks
Front: 19'-0" Minimum
29'-0" Maximum
NOTE: There is a CSX Right of Way setback of +/- 48'-0" from the front property line as noted on the site plan. Exact location of setback to be verified by surveyor.

Side: 8'-0" Minimum

Rear: 40'-0" Minimum



1 SITE PLAN

SCALE: 3/32" = 1'-0"

STUBBS | ARCHITECTURE
richard@stubbsarchitecture.com
407-782-4482

GENERAL NOTES:
1. EXISTING SITE CONDITIONS ARE BASED ON THE SURVEY PREPARED BY Q.N. HUNEYCUTT: L-1103 - DATED 9/28/04.

The Budd Law Group
Offices
352 E Charles St.
Matthews, NC 28105

Revisions

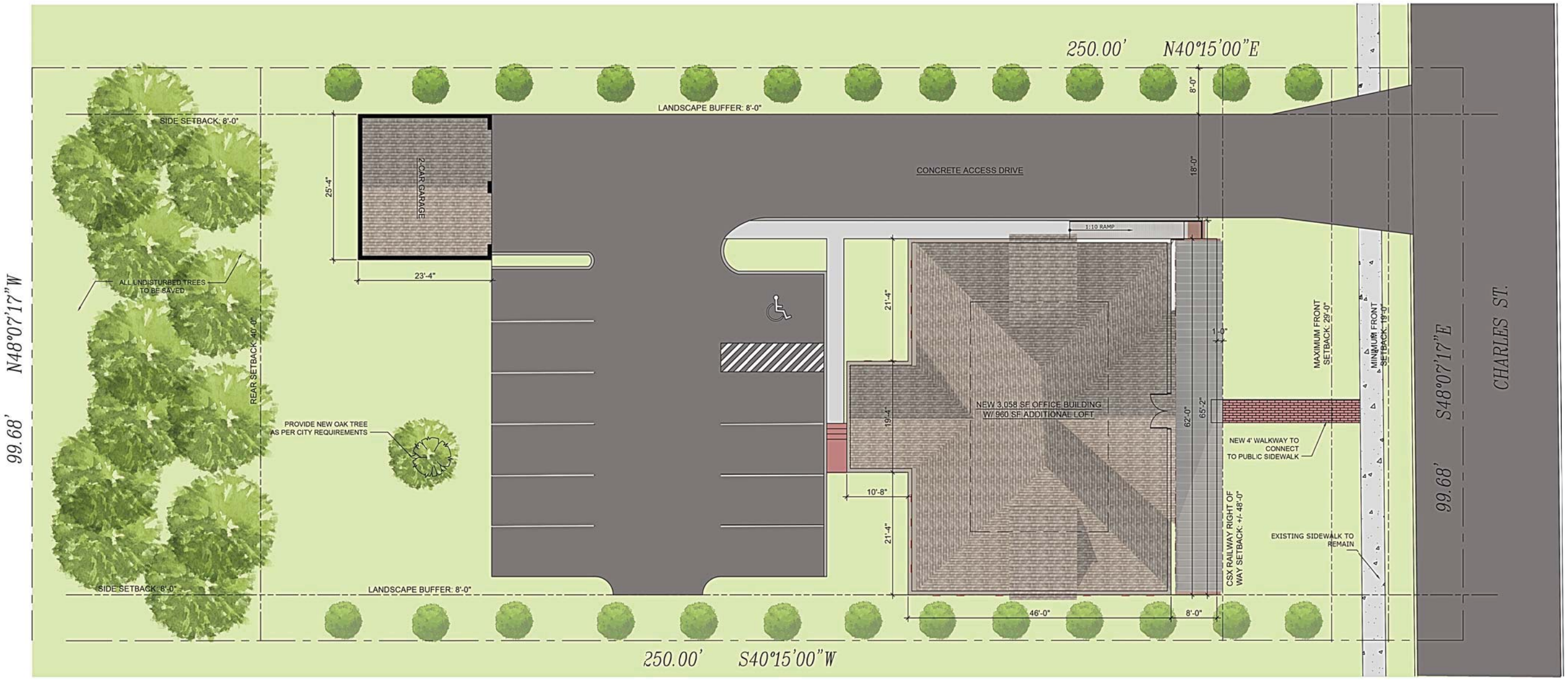
No.	Description	Date

PROPOSED SITE PLAN

Drawn:
Checked:
Date: 11/3/16

RZ-2

Project #: 2016.30



1 **SITE PLAN**

SCALE: 3/32" = 1'-0"

CURRENT 2016-648
11/03/2016

SUPERCEDED 2016-648

9-21-2016

PROJECT SUMMARY

PROJECT LOCATION:	352 E CHARLES ST. MATTHEWS, NC 28105
OWNER(S):	PRESSLEY, JUDY L PRESSLEY, JERRY W PRESSLEY, LYNN
APPLICANT:	LAURA BUDD
CURRENT ZONING:	RESIDENTIAL - R-12
PROPOSED ZONING:	OFFICE - O (CD)
EXISTING USE:	SINGLE FAMILY RESIDENCE
PROPOSED USE:	PROFESSIONAL OFFICE

SUMMARY REQUEST

The applicant requests a rezoning of the existing property from Residential - R-12 to Office - O (CD). An addition will be constructed on the rear of the existing building and the property will be used as legal offices for the The Budd Law Group.

SUMMARY OF PROPOSED CONDITIONS

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The new structure will contain 3,150sf on the ground floor and a 1,000sf second story loft area. The architectural style of the new structure will be residential in nature and scale.

There will be a new 18'-0" concrete access drive to the parking area in the rear of the building. There will be 7 parking spaces, one of which is handicap accessible.

There will be an ADA compliant ramp on the north side of the building.

All uses in Office are allowed.

Lot Size: 0.57 Acres
Parcel ID: 21501408
Required Parking: 6 Spaces

Required Setbacks
Front: 19'-0" Minimum
29'-0" Maximum
NOTE: There is a CSX Right of Way setback of +/- 48'-0" from the front property line as noted on the site plan. Exact location of setback to be verified by surveyor.

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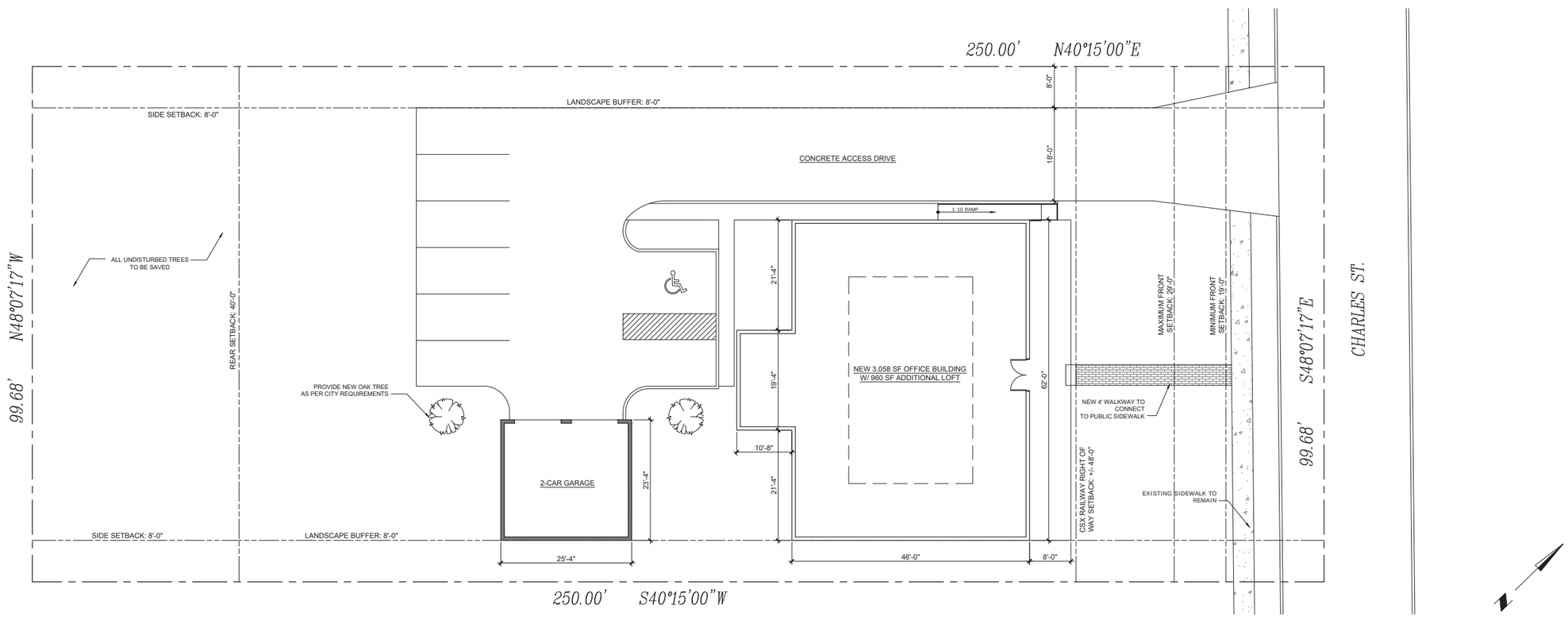

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STUBBS | ARCHITECTURE
richard@stubbsarchitecture.com
407-782-4482

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The Budd Law Group
Offices
352 E Charles St.
Matthews, NC 28105

Revisions

No.	Description	Date

PROPOSED SITE PLAN

Drawn: RS
Checked:
Date: 8/31/16

RZ-2

Project #: 2016.30

SUPERCEDED REVISED 2016-648 9-2-2016

PROJECT SUMMARY

PROJECT LOCATION:	352 E CHARLES ST. MATTHEWS, NC 28105
OWNER(S):	PRESSLEY, JUDY L PRESSLEY, JERRY W PRESSLEY, LYNN
APPLICANT:	LAURA BUDD
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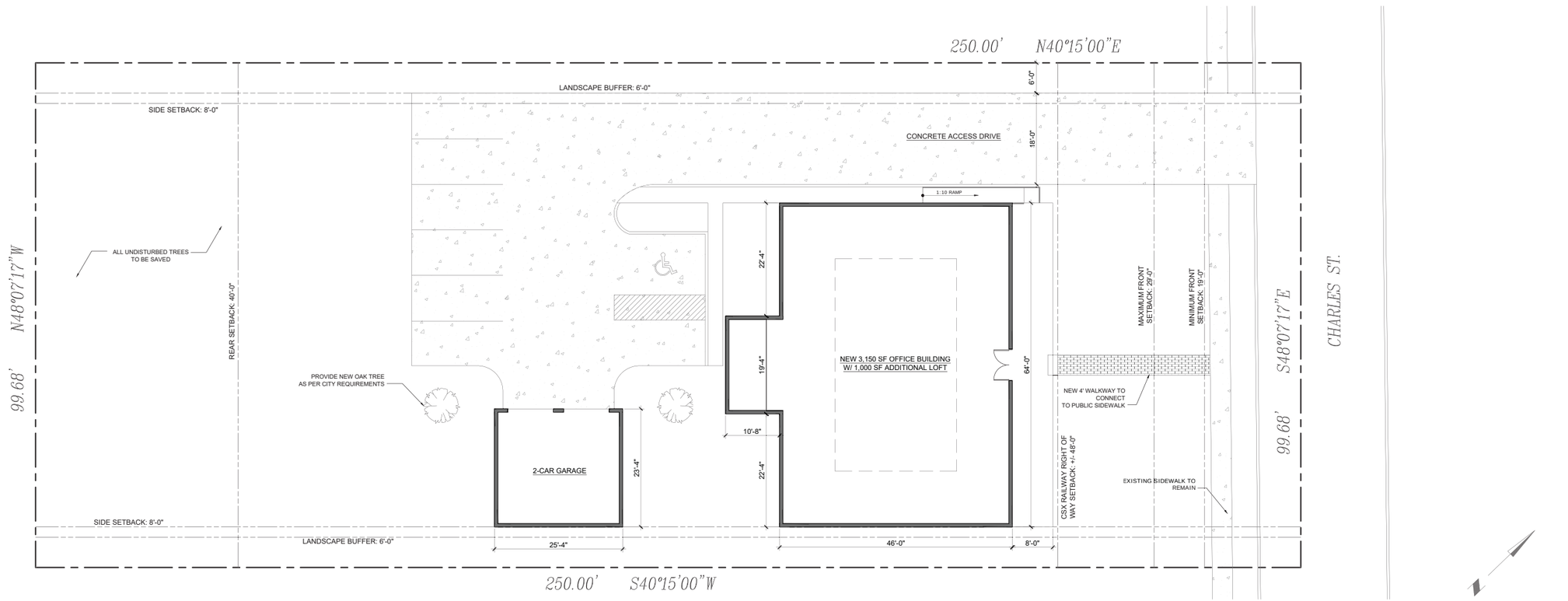

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Matthews, NC 28105

Revisions

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Drawn: RS
Checked:
Date: 8/31/16

RZ-2

Project #: 2016.30

SUPERCEDED CONTENT 2016-648 9-2-2016

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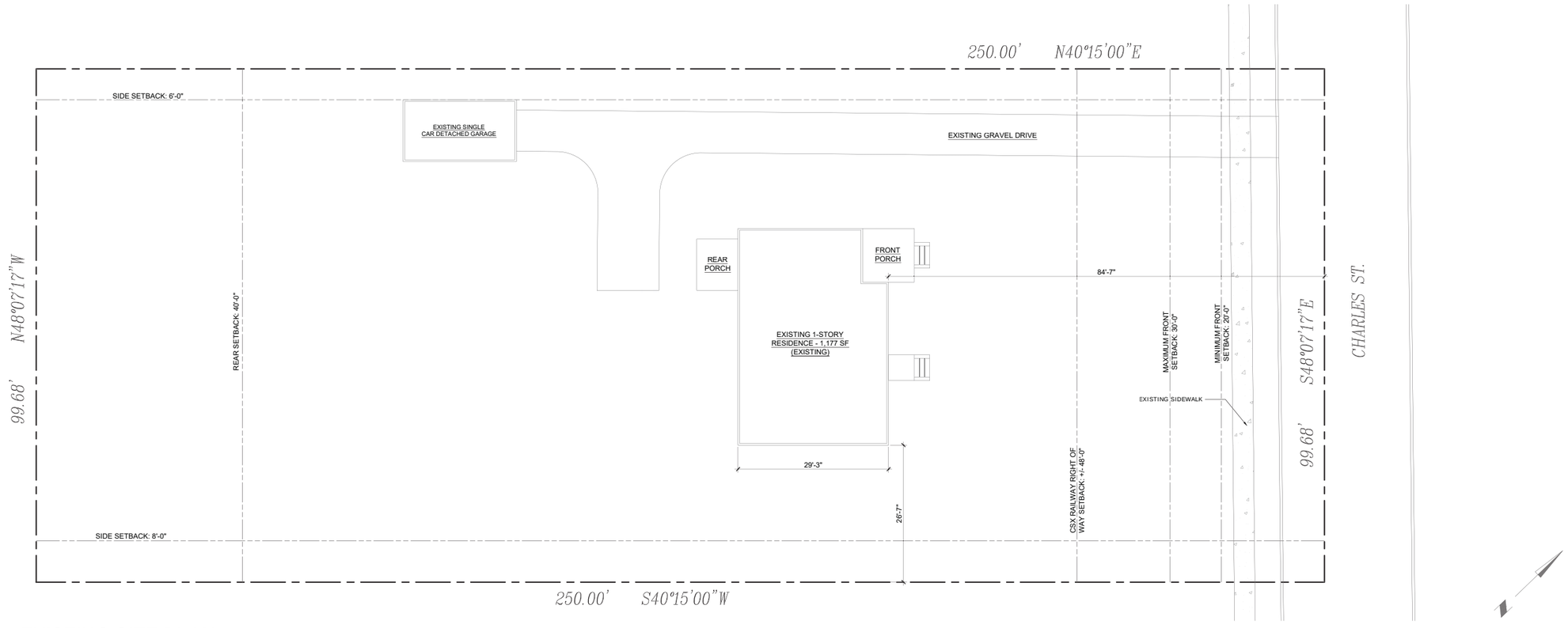

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SCALE: 3/32" = 1'-0"

S|A
STUBBS | ARCHITECTURE
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407-782-4482

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The Budd Law Group Offices
352 E Charles St.
Matthews, NC 28105

Revisions

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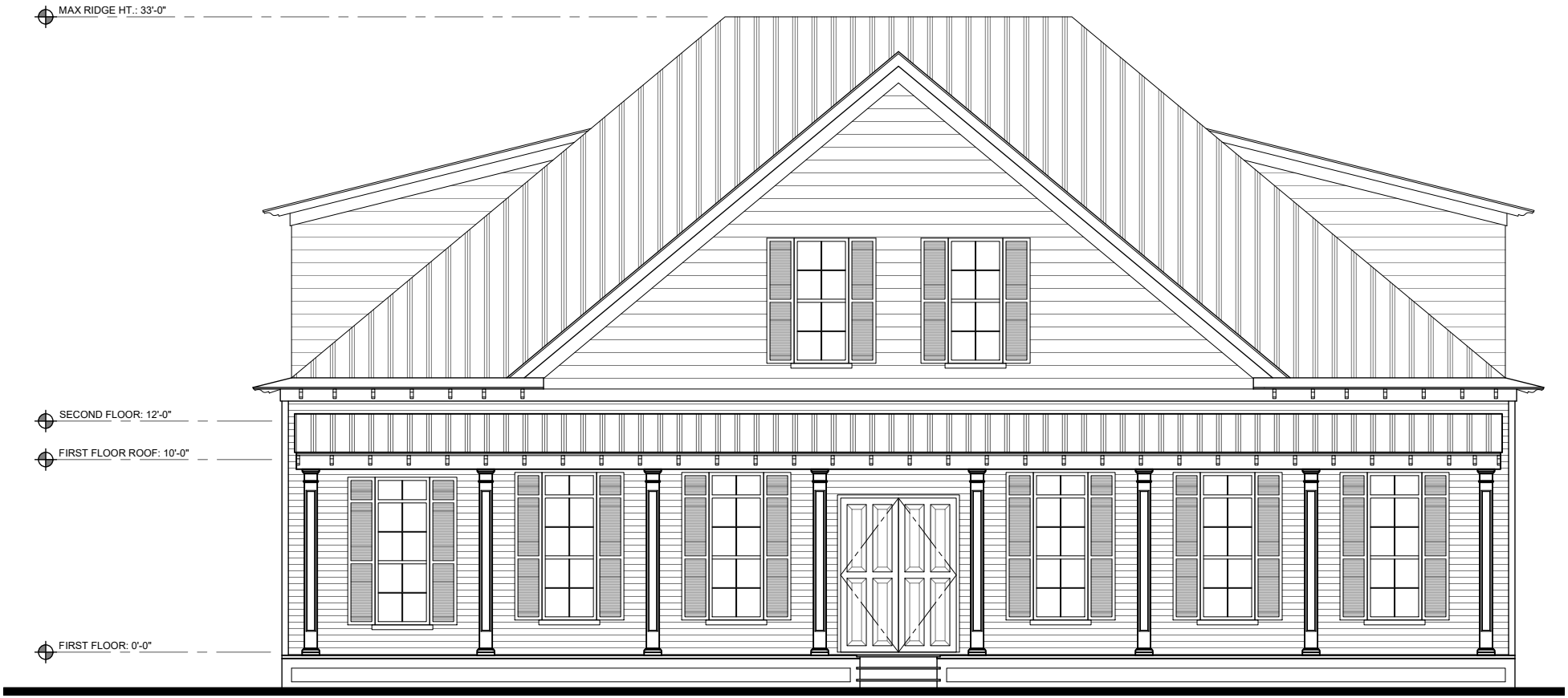
EXISTING SITE PLAN

Drawn: RS
Checked:
Date: 8/31/16

RZ-1

Project #: 2016.30

CURRENT 2016-648
9-2-2016



1 FRONT ELEVATION

SCALE: 1/8" = 1'-0"

S|A
STUBBS | ARCHITECTURE
richard@stubbsarchitecture.com
407-782-4482

THE BUDD LAW GROUP
352 E Charles St.
Matthews, NC 28105

DATE: 9/2/16
DRAWN: RS
PROJECT: 2016.30

SK-03

SUPERCEDED 2016-648
6-1-2016

PROJECT SUMMARY

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The applicant proposes to add an additional 1,350 sf to the rear of the building and redesign the front elevation with a new covered porch. The new roof will be redesigned and replaced with the rear addition.

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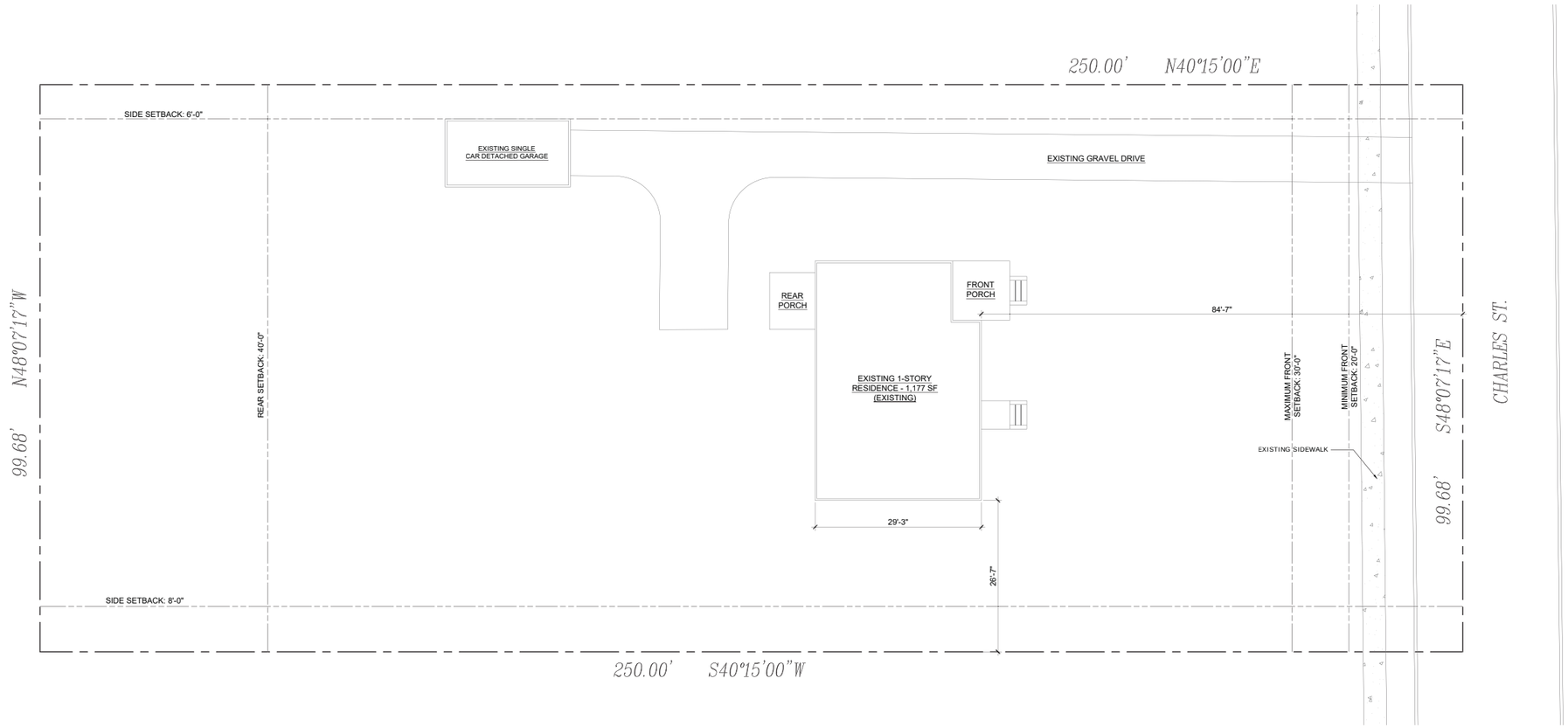

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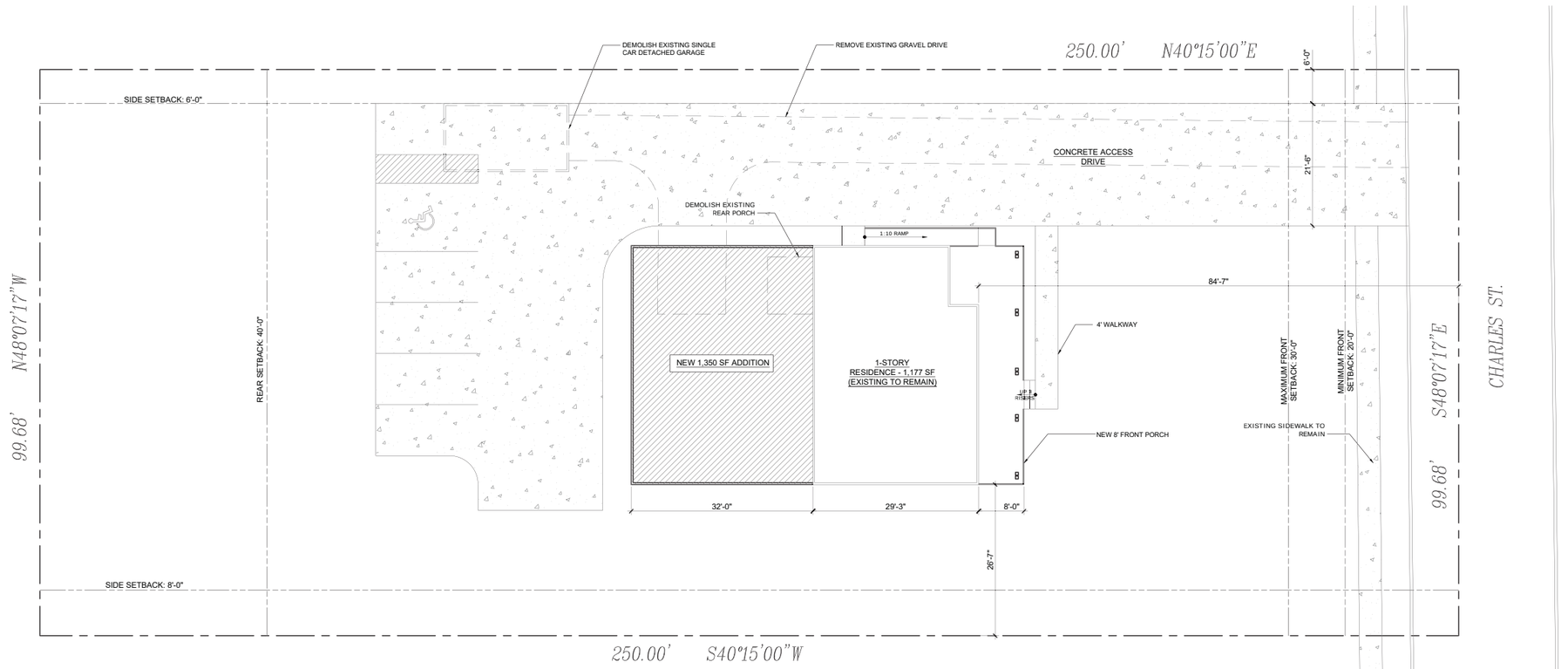

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RZ-2

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