



DATE FILED 6-27-18  
APPLICATION NUMBER 2018-688  
*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): 193-251-28, 193-251-29, 193-251-37 and 193-251-39

Address of property: 113 N. Ames Street and 119 N. Ames Street,

Location of property: Southwest corner of the intersection of N. Ames Street and W. Charles Street

Title to the property was acquired on See Exhibit A attached hereto  
and was recorded in the name of Matthews Help Center  
whose mailing address is 119 N. Ames Street, Matthews, NC 28105

The deeds are recorded in Book \*  at Page \*  in the office of the Register of Deeds for Mecklenburg County. \*See Exhibit A attached hereto

Present zoning classification: B-1 (CD) & O-1 (CD) Requested zoning classification: B-1 (CD)

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

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The Property Owner is requesting the rezoning of this site primarily for the purpose of bringing the site into compliance with the requirements of the Matthews Unified Development Ordinance.

**MATTHEWS HELP CENTER**

By: Sandra Conway  
Signature of property owner (must be original)

\_\_\_\_\_  
Signature of property owner (must be original)

Matthews Help Center (c/o Sandra Conway)  
Print name of property owner

\_\_\_\_\_  
Print name of property owner

119 N. Ames Street  
Property owner's mailing address

\_\_\_\_\_  
Property owner's mailing address

Matthews, NC 28105  
Property owner's mailing address, continued

\_\_\_\_\_  
Property owner's mailing address, continued

\_\_\_\_\_  
Property owner's mailing address, continued

\_\_\_\_\_  
Property owner's mailing address, continued

704-847-8383 (Ext. 298) sandra@matthewshelpcenter.org  
Property owner's phone number/email address

John Carmichael  
Signature of agent (if any)

\_\_\_\_\_  
Petitioner other than owner (if any)

John Carmichael, Robinson Bradshaw  
Print name of agent

\_\_\_\_\_  
Print name of petitioner

101 North Tryon Street, Suite 1900  
Agent's mailing address

\_\_\_\_\_  
Petitioner's mailing address

Charlotte, NC 28246  
Agent's mailing address, continued

\_\_\_\_\_  
Petitioner's mailing address, continued

\_\_\_\_\_  
Agent's mailing address, continued

\_\_\_\_\_  
Petitioner's mailing address, continued

704-377-8341 jcarmichael@rbh.com  
Agent's phone number/email address

\_\_\_\_\_  
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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**See Exhibit B Attached Hereto**

TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

**SUMMARY OF THE REZONING PROCESS**

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*APPLICANT:* 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 srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office June 27, 2018

Town Board of Commissioners formally accepts application and sets Public Hearing date July 9, 2018

Notices sent via mail to affected/adjacent property owners on or before August 27, 2018

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning September 10, 2018

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request September 25, 2018

Town Board of Commissioners approves or denies application October 8, 2018

**Exhibit A to Rezoning Application Filed by Matthews Help Center****Property Owner Information, Acquisition Dates and Deed References****Tax Parcel No. 193-251-28**

Matthews Help Center  
119 N. Ames Street  
Matthews, NC 28105

Date Property Acquired: March 23, 2012

Deed Reference: Book 27210 at Page 145

**Tax Parcel No. 193-251-29**

Matthews Help Center  
119 N. Ames Street  
Matthews, NC 28105

Date Property Acquired: December 13, 2002

Deed Reference: Book 14535 at Page 254

**Tax Parcel No. 193-251-37**

Matthews Help Center  
119 N. Ames Street  
Matthews, NC 28105

Date Property Acquired: June 7, 2005

Deed Reference: Book 18848 at Page 63

**Tax Parcel No. 193-251-39**

Matthews Help Center  
119 N. Ames Street  
Matthews, NC 28105

Date Property Acquired: September 16, 2013

Deed Reference: Book 28699 at Page 795

**Exhibit B****Adjacent Property Owners List**

Parcel No. 19325124

PCM Holdings LLC  
PO Box 67  
Matthews, NC 28106

Parcel No. 19325123

PCM Holdings LLC  
PO Box 67  
Matthews, NC 28106

Parcel No. 19325138

Jimaana Properties  
130 Library Lane  
Matthews, NC 28105

Parcel No. 19325126

Carolyn C. Morris  
733 Plantation Estates Drive  
Apt. D-318  
Matthews, NC 28105

Parcel No. 19325127

George Juhan McManus, Jr.  
PO Box 1918  
Matthews, NC 28106

Parcel No. 19326106

Randall Neil Mitchell  
David Lee Sproat  
The Christ Our Shepherd Endowment Foundation Trust  
226 W. John Street  
Matthews, NC 28105

Parcel No. 19326408

Town of Matthews  
232 Matthews Station St  
Matthews, NC 28105

Parcel No. 19325130

Jean H. Gettys  
Reginald N. Gettys  
308 West Charles St  
Matthews, NC 28105

Parcel No. 19325125

PCM Holdings LLC  
PO Box 67  
Matthews, NC 28106

Parcel No. 19325140

PCM Holdings LLC  
PO Box 67  
Matthews, NC 28106

Parcel No. 19326401

201 W. Matthews St LLC  
11301 Blair Road  
Mint Hill, NC 28227

Parcel No. 19326S02

CSX Transportation Railway  
No Contact Information on Tax Records

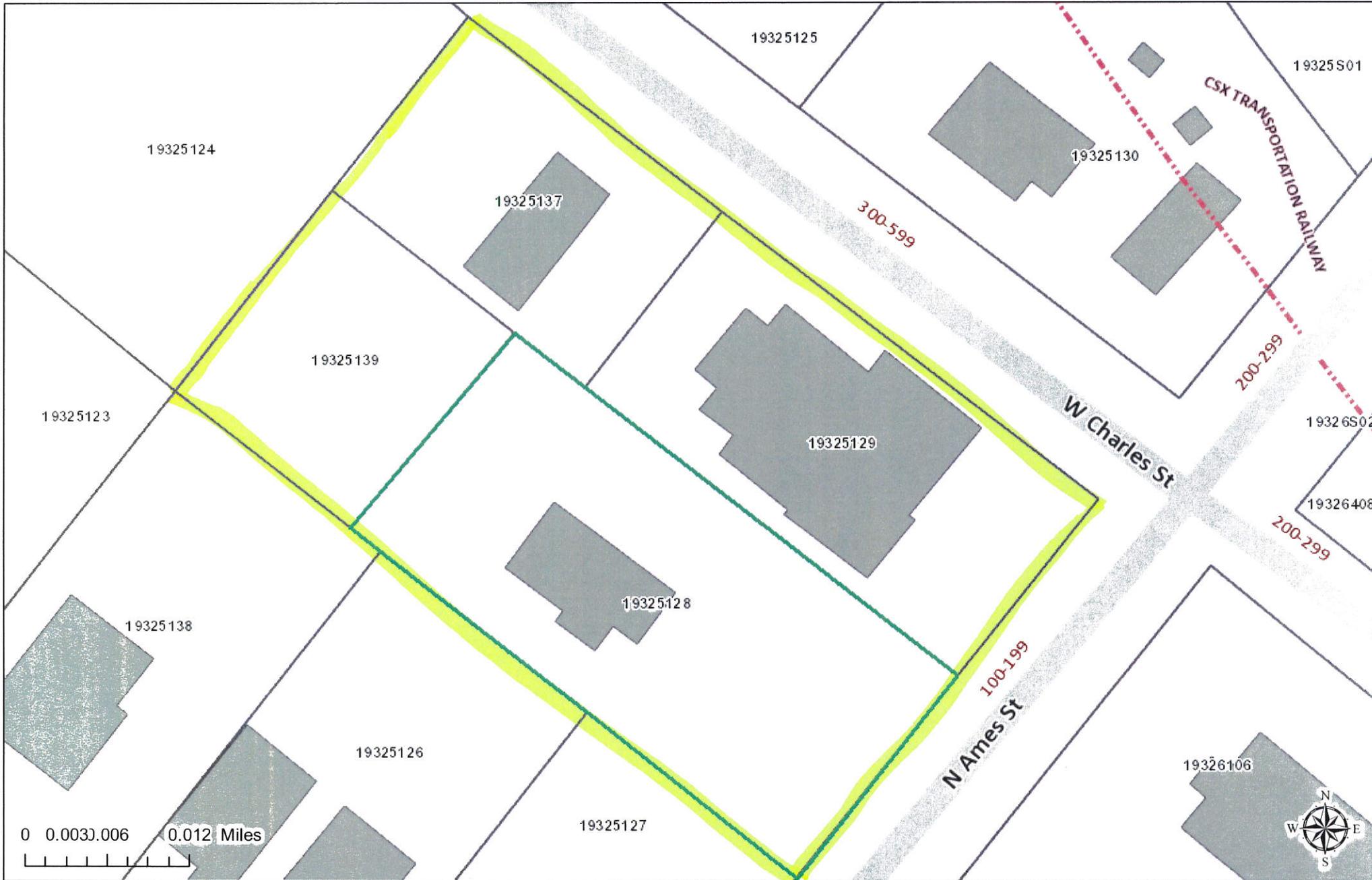
Parcel No. 19325S01 \*\*Per John only referencing

CSX Transportation Railway  
No Contact Information on Tax Records

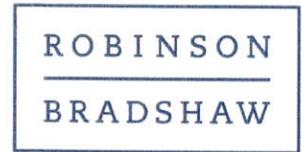
# Polaris 3G Map – Mecklenburg County, North Carolina

2018-688

Date Printed: 6/25/2018 10:26:41 AM



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.



JCarmichael@robinsonbradshaw.com  
704.377.8341 : Direct Phone  
704.373.3941 : Direct Fax

June 27, 2018

**BY HAND DELIVERY**

Mr. Jay Camp, Senior Planner  
Town of Matthews  
232 Matthews Station Street  
Matthews, NC 28105

Re: Rezoning Application filed by Matthews Help Center Requesting the Rezoning of an Approximately 1.314 Acre Site Located on the Southwest Corner of the Intersection of North Ames Street and West Charles Street From the B-1 (CD) and O-1 (CD) Zoning Districts to the B-1 (CD) Zoning District (Tax Parcel Nos. 193-251-28, 193-251-29, 193-251-37 and 193-251-39)

Dear Jay:

I hope this letter finds you well.

The site subject to the above referenced Rezoning Application contains approximately 1.314 acres and is located on the southwest corner of the intersection of North Ames Street and West Charles Street, and the site is comprised of Tax Parcel Nos. 193-251-28, 193-251-29, 193-251-37 and 193-251-39. The site is currently zoned B-1 (CD) and O-1 (CD) and pursuant to this Rezoning Application, the Applicant is requesting that the site be rezoned to the B-1 (CD) zoning district to accommodate the existing use on the site, which is the Matthews Help Center. The Matthews Help Center includes uses such as general and professional offices and retail sales and general merchandise.

Pursuant to Paragraph 10 of the Instructions for Filing an Application for a Change in a Zoning Classification or Change in Conditions, I am respectfully requesting, on behalf of the Applicant, a waiver of the required traffic study. As you know, the primary purpose of this Rezoning Application is to bring the Matthews Help Center into compliance with the requirements of the Unified Development Ordinance, and the proposed uses are already in place on the site. Therefore, the approval of this Rezoning Application would not have a meaningful impact on the adjacent and nearby transportation network in the Applicant's view. As a result, the Applicant is requesting a waiver of the required traffic study.

Mr. Jay Camp  
June 27, 2018  
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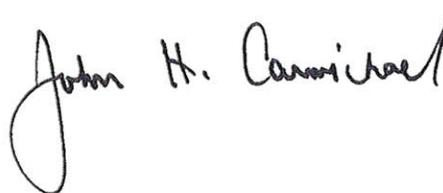
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On behalf of the Applicant, I appreciate the Town Board of Commissioners' consideration of this request.

Should you have any questions or comments, please do not hesitate to call me.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

A handwritten signature in black ink that reads "John H. Carmichael". The signature is written in a cursive style with a large, looping initial "J".

John H. Carmichael

JHC



jcarmichael@robinsonbradshaw.com  
704.377.8341 : Direct Phone  
704.373.3941 : Direct Fax

June 27, 2018

**BY HAND DELIVERY**

Mr. Jay Camp, Senior Planner  
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Dear Jay:

I hope this letter finds you well.

This letter is being submitted with the above-captioned Rezoning Application pursuant to the requirements of Paragraph 12 of the Instructions for Filing an Application for a Change in a Zoning Classification or Change in Conditions (the "Instructions"). As you are aware, Paragraph 12 of the Instructions requires the Applicant to submit documentation regarding the land use recommendations for the subject site as set out in adopted land use plans and a statement as to how this rezoning proposal complies with such recommendations.

The subject site contains approximately 1.314 acres and is located on the southwest corner of the intersection of North Ames Street and West Charles Street, and the site is comprised of Tax Parcel Nos. 193-251-28, 193-251-29, 193-251-37 and 193-251-39. The site is currently zoned B-1 (CD) and O-1 (CD) and pursuant to this Rezoning Application, the Applicant is requesting that the site be rezoned to the B-1 (CD) zoning district to accommodate the existing use on the site, which is the Matthews Help Center. The Matthews Help Center includes uses such as general and professional offices and retail sales and general merchandise.

The Town of Matthews Land Use Plan 2012-2022 (the "Land Plan") and the Matthews Downtown Plan (the "Downtown Plan") provide land use policy guidance and recommendations for parcels of land located in downtown Matthews, where the subject site is located. The Land Plan does not appear to make any specific land use recommendations for the site. However, the Land Plan does contain policy statements and action items that are relevant. The downtown action items include that

Mr. Jay Camp, Senior Planner

June 27, 2018

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development should abide by the Downtown Plan, a variety of land uses should be encouraged and a unique aesthetic appeal should be created.

Likewise, the Downtown Plan does not appear to make any specific land use recommendations for the site. It is also unclear if the Downtown Plan recommends that the site be located in a potential West John Historic District.

Despite the absence of specific land use recommendations for the site in the Land Plan and the Downtown Plan, the Applicant submits that the proposed uses of the site support the vision for downtown Matthews set out in such plans for the following reasons.

- The existing primary buildings and structures located on the site would be maintained, thereby preserving the character of the site and the surrounding neighborhood. The existing primary buildings create a unique aesthetic appeal.
- The proposed uses, namely, general and professional offices, medical offices, retail sales and general merchandise, outdoor sales in conjunction with a permanent business, second hand goods, retail sales without outside storage and a donation drop-off facility are uses that are consistent with and compatible to the vision for downtown Matthews. These are uses typically found in a downtown area, and they are consistent with the specific recommendation for a variety of land uses in downtown Matthews. The Matthews Help Center also provides a community service.
- In the event that the site is ultimately located in a historic district, the existing buildings and structures on the site and the proposed uses of the site would not be inconsistent with a historic district.

Jay, the Applicant and I look forward to working with you, Kathi and the Town on this rezoning request.

Should you have any questions or comments, please do not hesitate to call me.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.



John H. Carmichael

JHC1/lh