

## MARA Rezoning Community Meeting

### MARA Board Room

6:30 p.m., January 27<sup>th</sup>, 2015

#### Attendees:

- Cliff Boyd – 2014 Past President
- Dave Dunphy - 2015 President
- Keith Rossi – 2016 President Elect
- Tony Franco – Secretary
- John Duncan – Treasurer
- Susan Irvin – MARA’s attorney
- Jake Bachman – Architect at Cole, Jenest, and Stone
- David Blanken – resident at 128 Chaphyn Lane, Matthews

#### Meeting Minutes

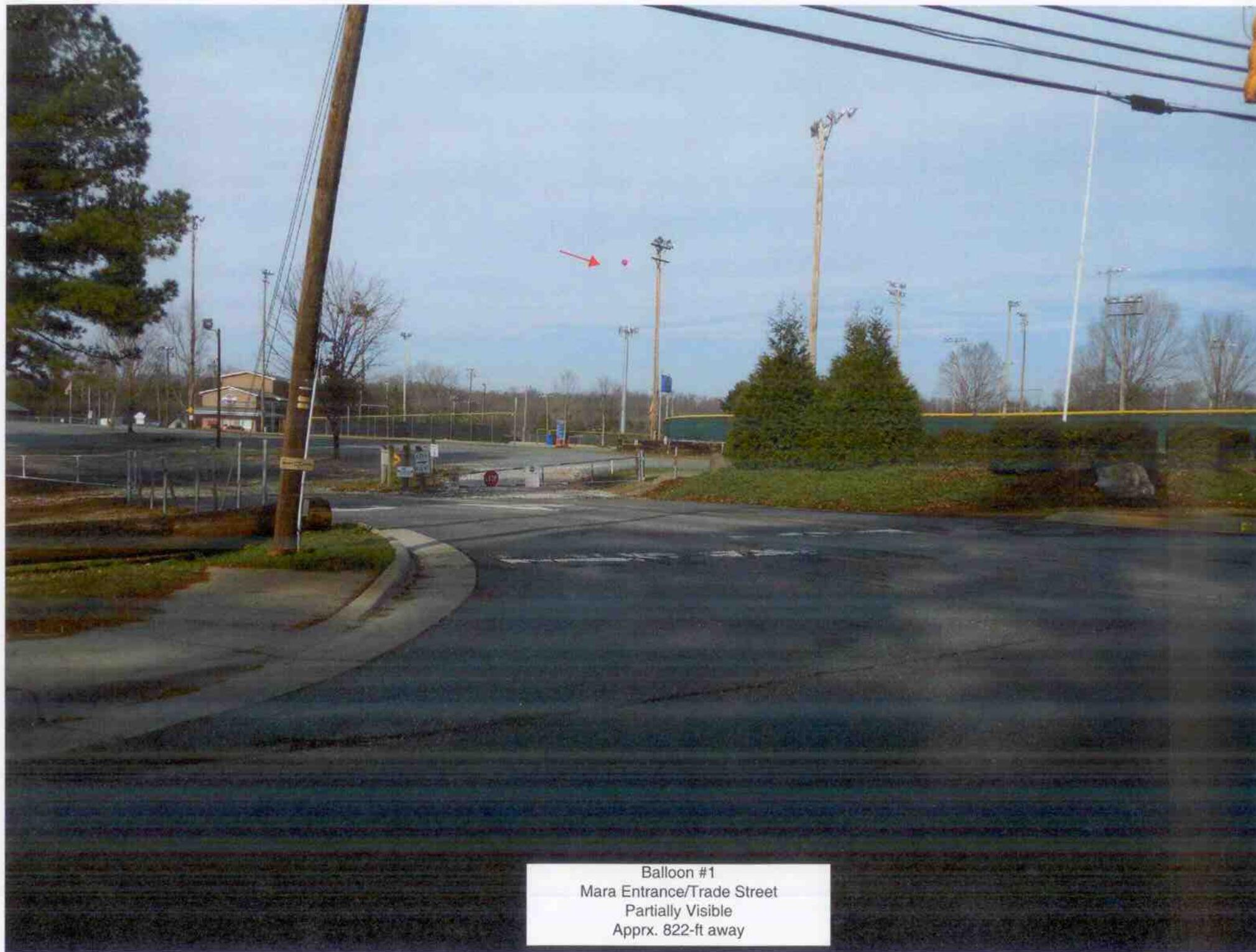
- Cliff Boyd welcomed David Blanken, thanked him for attending and introduced the MARA team.
- Cliff stated that the purpose of the meeting was to provide MARA’s neighbors:
  - An opportunity to learn more about MARA’s efforts to rezone the property.
  - Answer any questions or concerns our neighbors might have about the rezoning.
- Cliff had already spoken with David at length by phone and Cliff and Susan had discussed the MARA rezoning and the communications facility height extension with David at the Board of Adjustment meeting in December, so David said Cliff did not need to go into the history of MARA again.
- Cliff explained that:
  - MARA is currently a “Rural Zone” property.
  - The Town has adopted a Unified Development Ordinance (also known as the UDO).
  - There is no “Rural Zone” classification offered in the UDO.
  - The Town of Matthews has requested that MARA rezone the property to a classification covered by the UDO.
  - The UDO classification that best represents MARA’s usage is called “Residential Institutional” zone, also known as R/I Zone.
  - The R/I Zone is the best fit, though it is somewhat of a round peg in a square hole situation.
    - Setbacks and side and rear yards in R/I are 50’ while in the current zoning, MARA’s setbacks and side and rear yards are only 20’.
    - MARA will need a variance for the additional 30 or it will be losing 8% of its property as a result of the rezoning and that would be a real detriment to the future of MARA.

- Last year MARA agreed to try to respond to the Town's request to rezone from a Rural Zone to a Residential Institutional classification.
- MARA has been working on it ever since.
  - Planning as a team.
  - Meeting with the Town's zoning and planning office to make sure they are onboard with MARA's approach.
  - Consulting with an attorney to ensure they are doing everything by the book.
  - Executing the proper steps, such as conducting a community meeting like this.
- A lot of work has gone into this as an effort to be a good partner to the Town of Matthews and act upon their request for MARA to rezone the property.
- Rezoning does not change the usage of the property but removes the old zoning classification from this property on the map.
- Actually, there is one significant benefit to the local community that could come as a result of this rezoning initiative. If the property is rezoned, it allows the cell tower operator to raise the antennae height an additional 40 feet which will greatly improve cell reception.
- Cliff and Susan shared the signal coverage maps and balloon photo simulations with David to show what the height increase will look like.
- David stated that he is happy that cell phone coverage will improve because service in his house right now is very poor.
- Drawing review
  - A copy of the rezoning plan was placed on an easel for review.
- Questions:
  - David wondered if there were any other areas in town that were zoned R/I. Susan said there were. She thought that the Entertainment District in Matthews was more aligned with MARA's use of the property, but that is a geographic district and so cannot be used here.
  - Susan said that the public hearing is scheduled for February 9<sup>th</sup> and hoped David would be able to attend.
- Meeting ended at 7:05.



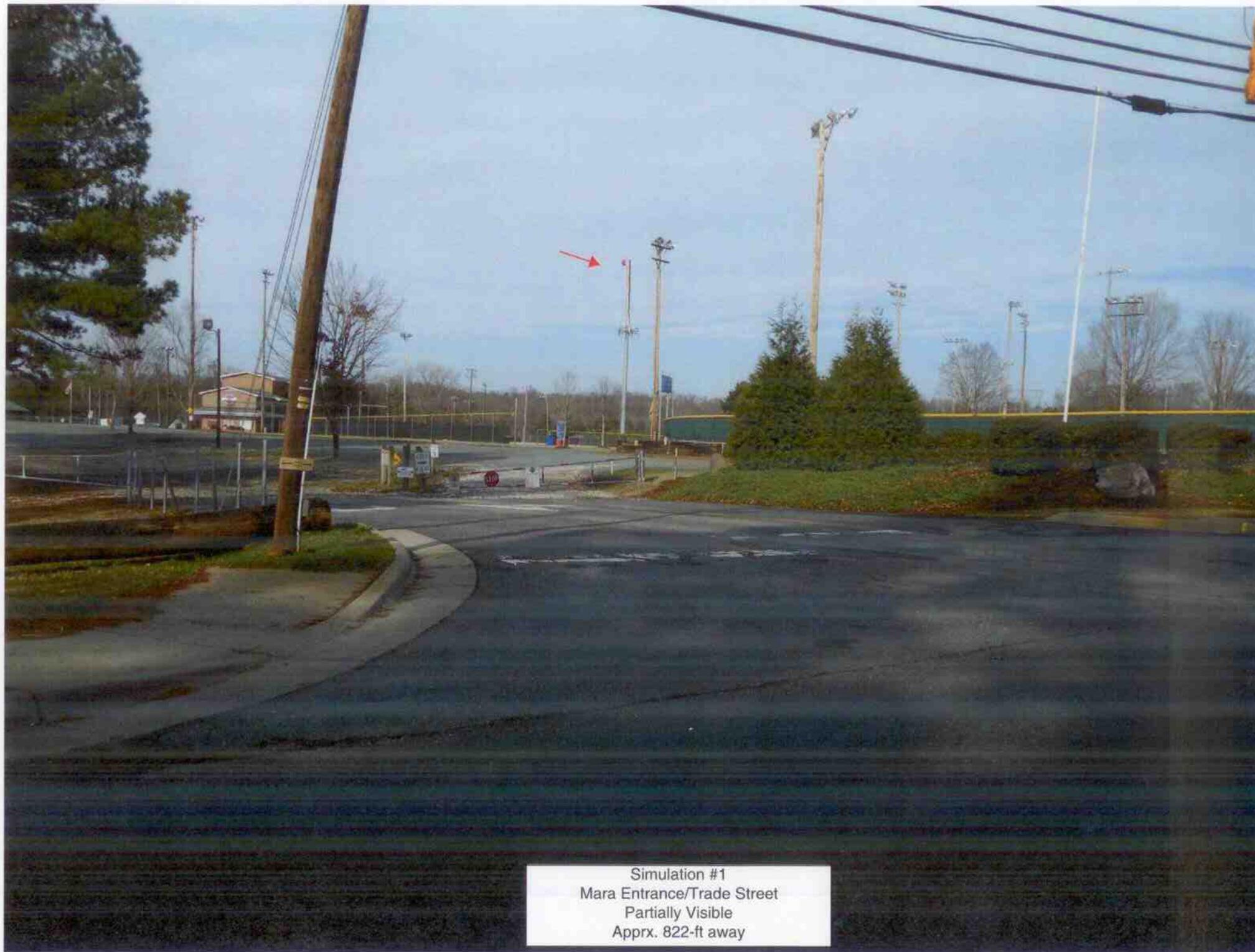


2015-623  
2-2-2015



Balloon #1  
Mara Entrance/Trade Street  
Partially Visible  
Apprx. 822-ft away

2015-623  
2-2-2015



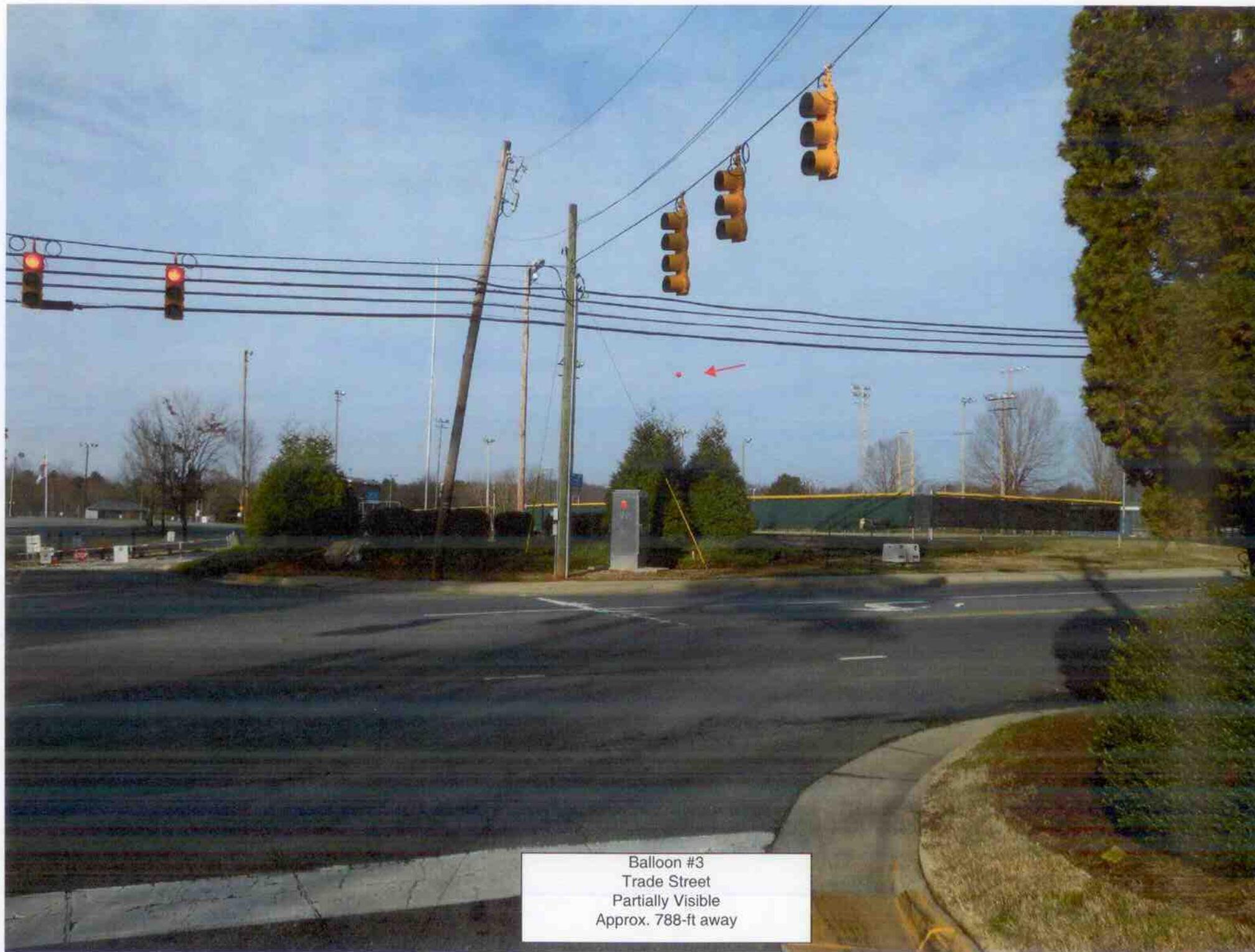
Simulation #1  
Mara Entrance/Trade Street  
Partially Visible  
Apprx. 822-ft away

2015-623  
2-2-2015



Balloon #2  
Woodycreek Rd. and Chesney Glen Dr.  
Not Visible  
Approx. 1143-ft away

2015-623  
2-2-2015



Balloon #3  
Trade Street  
Partially Visible  
Approx. 788-ft away



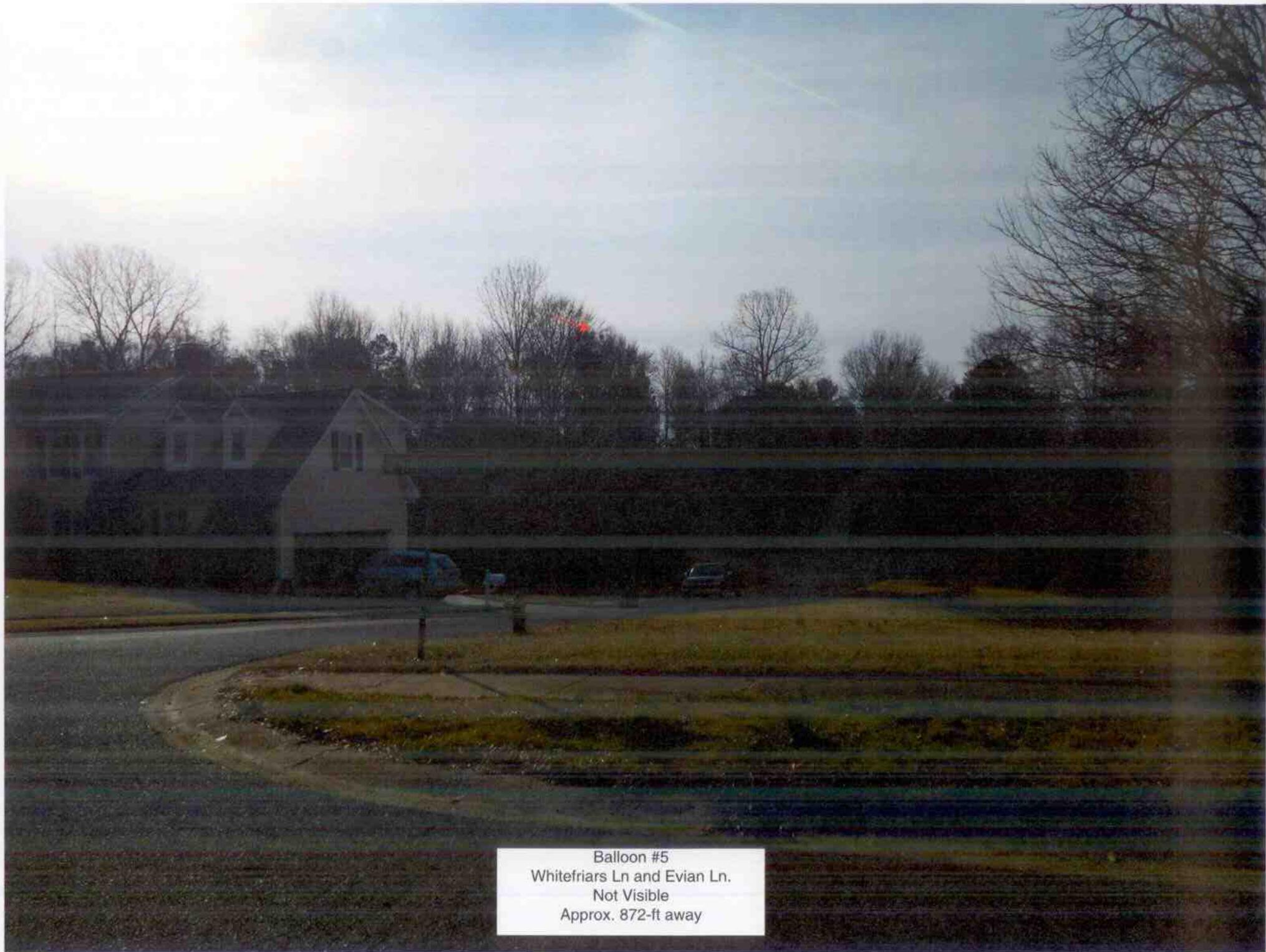
Simulation #3  
Trade Street  
Partially Visible  
Approx. 788-ft away

2015-623  
2-2-2015



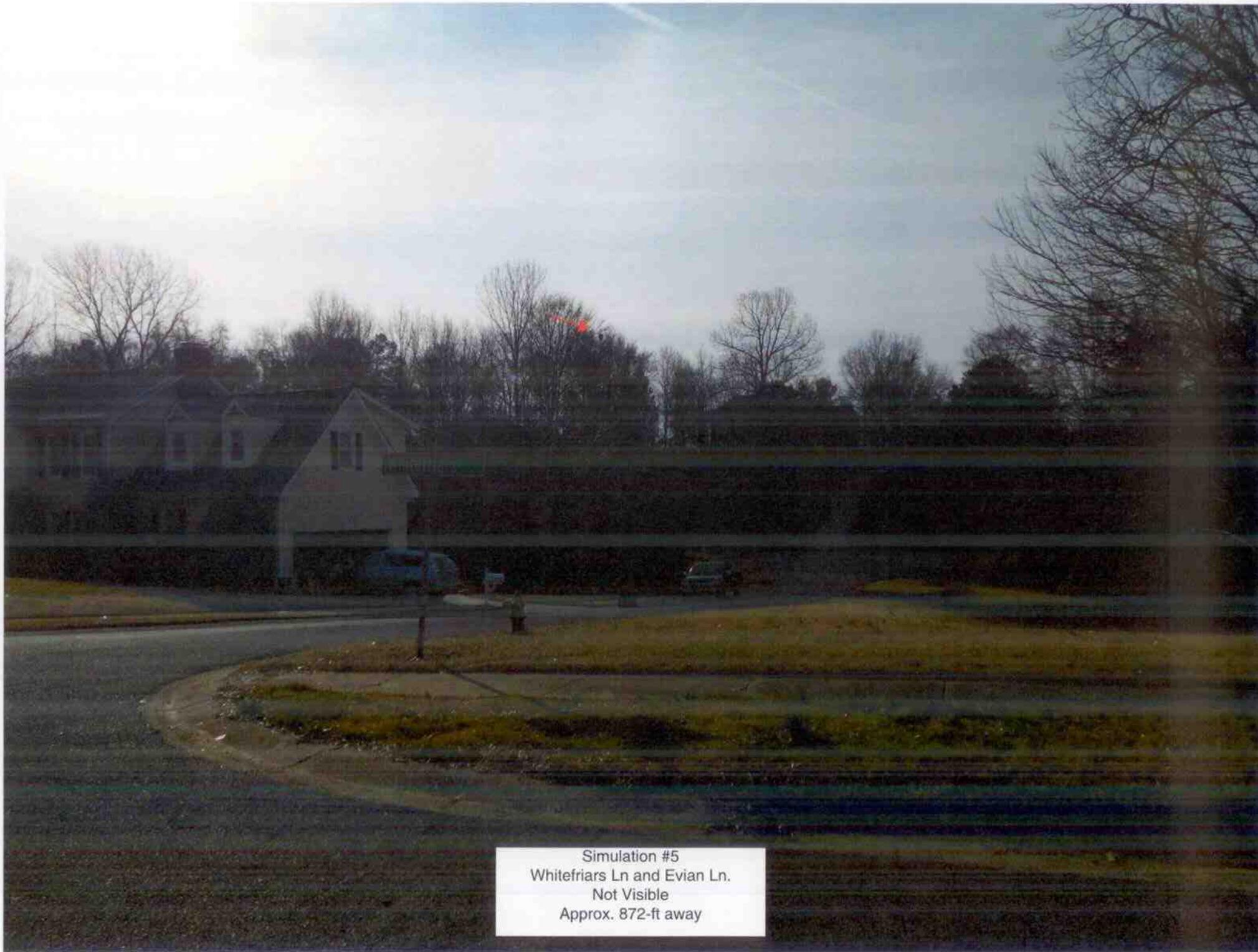
Balloon #4  
Whitefriars Ln and Talbot Ct.  
Not Visible  
Approx. 792-ft away

2015-623  
2-2-2015



Balloon #5  
Whitefriars Ln and Evian Ln.  
Not Visible  
Approx. 872-ft away

2015-623  
2-2-2015



Simulation #5  
Whitefriars Ln and Evian Ln.  
Not Visible  
Approx. 872-ft away

2015-623  
2-2-2015



Balloon #6  
Whitefriars Ln. and Bydeford Ct.  
Not Visible  
Approx. 884-ft away

2015-623  
2-2-2015



Balloon #7  
End of Brydeford Cr.  
Not Visible  
Approx. 787-ft away

2015-623  
2-2-2015



Balloon #8  
End of Shrewsbury Lane  
Not Visible  
1006-ft away

2015-623  
2-2-2015



Balloon #9  
End of Gateshead Lane  
Not Visible  
Approx 1046-ft away

2015-623  
2-2-2015



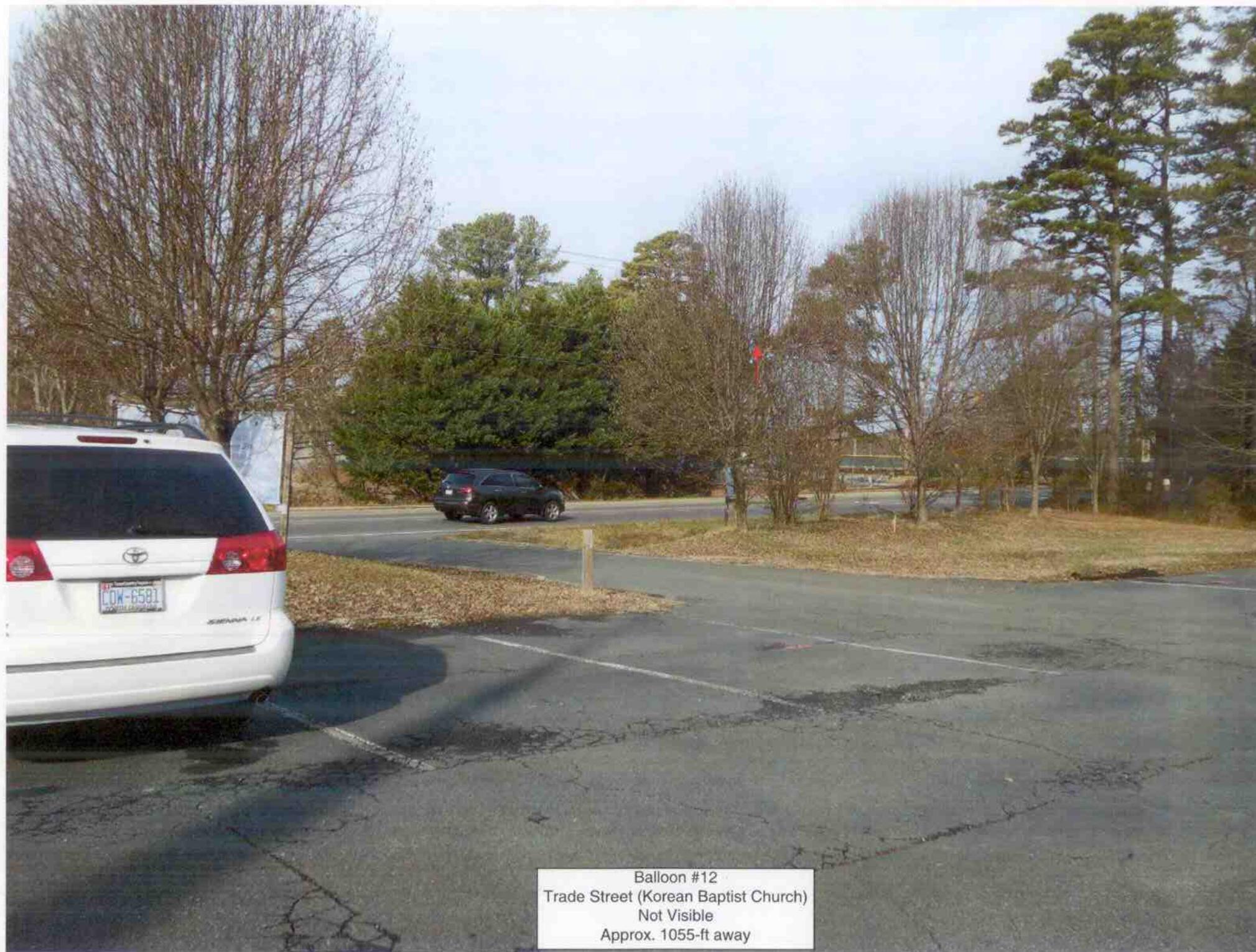
Balloon #10  
Brittle Creek Dr. and Chaphyn Ln.  
Not Visible  
Approx. 1122-ft away

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2-2-2015



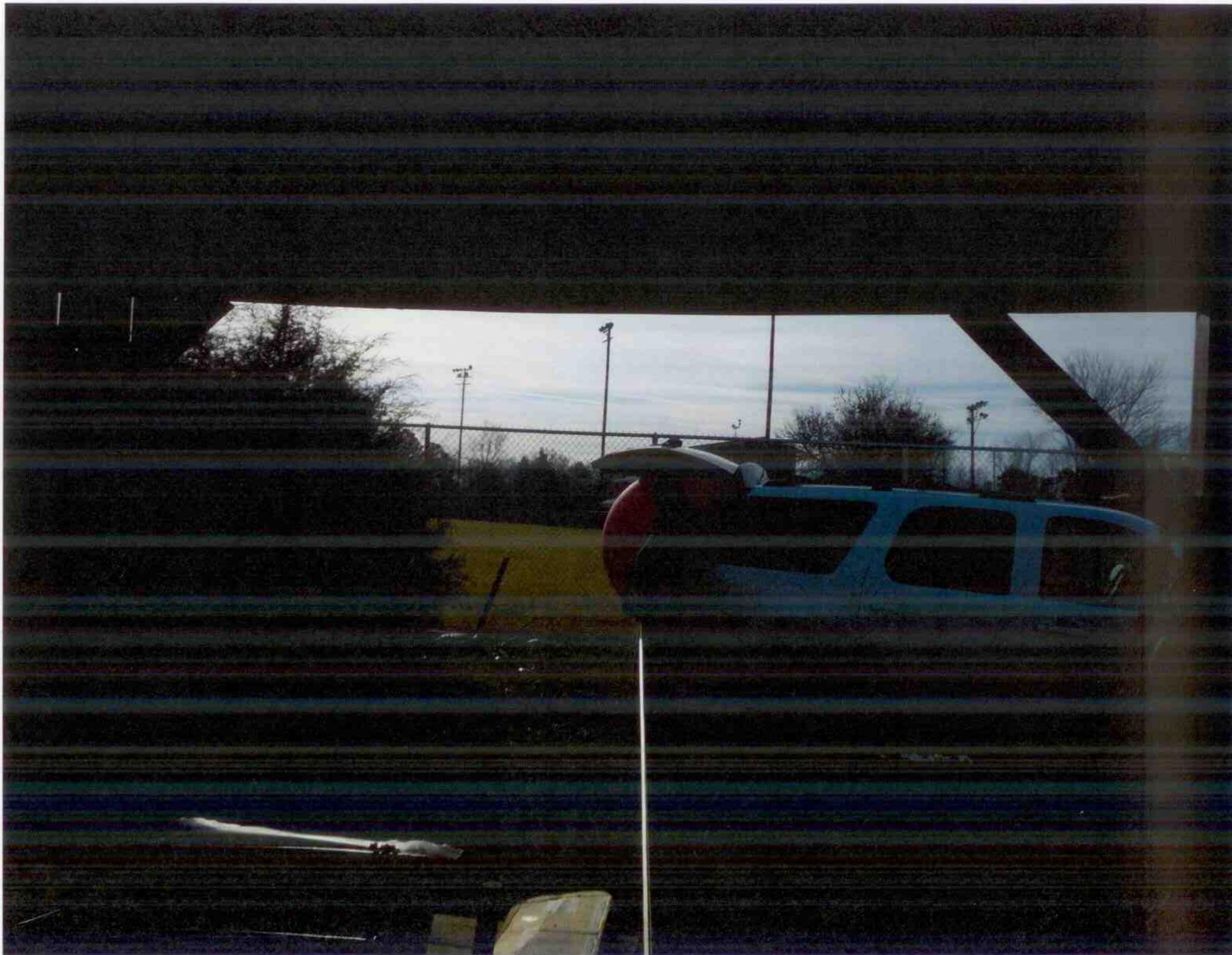
Balloon #11  
Chaphyn Ln  
Not Visible  
Approx. 941-ft away

2015-623  
2-2-2015



Balloon #12  
Trade Street (Korean Baptist Church)  
Not Visible  
Approx. 1055-ft away

2015-623  
2-2-2015



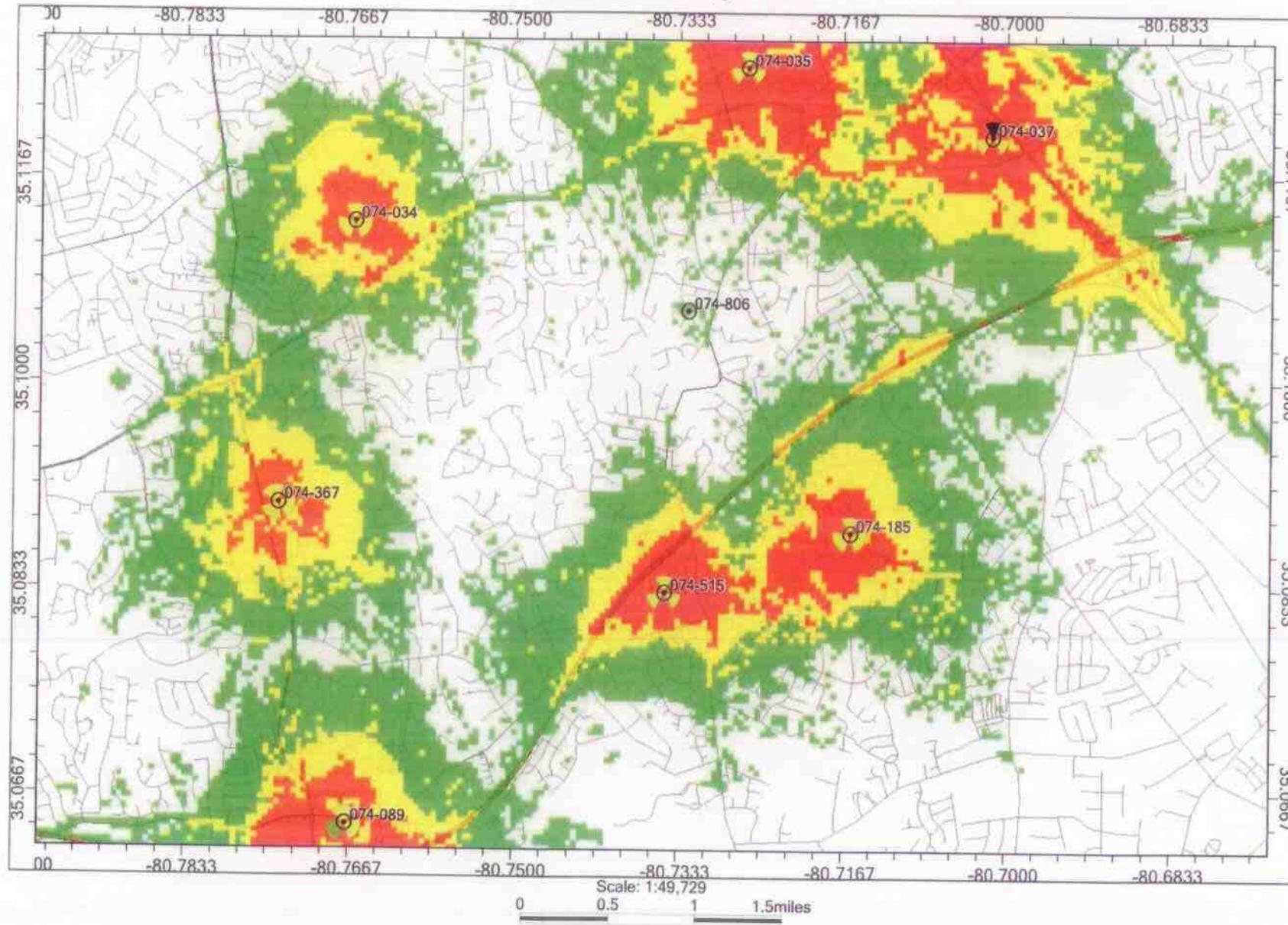
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### Area Current Coverage Levels



### 074-806 Proposed Coverage Levels ( 120 feet )

