

Project Summary

Location:	300 Pineville Matthews Road
Owner(s):	Cross and Crown Lutheran Church
Agent:	Susan Irvin
Current Zoning:	R/I (CD)
Proposed Zoning:	R/I (CD) Change of Conditions
Existing Use:	Church
Proposed Use:	Same
Community Meeting:	July 19, 2016

Summary of Request

A change of conditions is requested to allow for the placement of a 120' tall stealth cell tower that will be concealed within a bell tower structure.

Staff Comment Summary

The proposed tower addresses cell signal concerns from area residents and is located within a stealth structure. Staff considers the bell tower an appropriate design solution for the neighborhood. With the predominate land use along this portion of Highway 51 being residential or institutional, finding appropriate locations for new cell towers is difficult.

Planning Staff Review

Background And History

Cross and Crown Lutheran Church is located on 8.3 acres and was constructed in 1990. In 2002, the site was rezoned from R-15 to R/I (CD) to allow for increases in daily programs and for future building expansions. Cell towers were not listed as an allowed use on the site plan.

Details of the Site Plan

The only change proposed to the site at this time is in the area dedicated to the bell tower on the western side of the property. A 35' x 60' lease area with a driveway from the church parking lot is proposed. Two parking spaces would be removed.

In addition to the change of conditions, Council must also approve a 40' height extension to the standard 80' height allowed in the Residential/Institutional District.

Summary of Proposed Conditions

1. The applicant is still working on development conditions at this time.

Planning Staff Review

Outstanding Issues/Planning Staff Comments

(Please see additional comments in staff memos for more detail)

1. We are working with the applicant to ensure that the conditional notes and list of uses created in the 2002 rezoning plan are carried forward.

Consistency with Adopted Plans and Policies and Town Vision Statements

The Land Use Plan calls for residential and institutional uses along this portion of Highway 51.

Reports from Town Departments and County Agencies

Matthews Police

No Concerns

Matthews Fire

No concerns

Public Works

No Concerns

Matthews Parks and Recreation

No Concerns

Charlotte Mecklenburg Schools

Not Applicable

Town Arborist

N/A

PCO Concept Plan Approval Required?

No

Impact Analysis

No impact to Town services is anticipated.

Projected Financial Impact of the Request

The property is tax exempt. We have not yet determined if the tower structure would be taxed separately since it would be owned by the church and operated by a for profit entity.

Site Images from Balloon Test on July 12



View From Back Parking Lot At Church



View From Courtney Lane

Site Plan

