

**MINUTES  
PLANNING BOARD  
TUESDAY, JANUARY 26, 2016  
7:00 PM  
HOOD ROOM, MATTHEWS TOWN HALL**

**PRESENT:** Chairman Steve Lee; Vice Chair Rob Markiewitz; Members David Pratt, Michael Ham, Barbara Dement and Gary Turner; Alternate Member David Wieser; Town Attorneys Charles Buckley III and Craig Buie; Youth Voice Carly Newton; Planning Director Kathi Ingrish, Senior Planner Jay Camp and Administrative Assistant/Deputy Town Clerk Betty Lynd.

**ABSENT:** Alternate Member David Barley

**MEETING CALLED TO ORDER**

Chairman Steve Lee called the meeting to order at 7:03 p.m.

**APPROVAL OF MINUTES- November 24, 2015**

Mr. Ham made a motion to approve the minutes as submitted. Ms. Dement seconded the motion and it carried unanimously.

**ZONING APPLICATION 2015-640- National Heritage Academy and Team Church, 2248 Mt Harmony Church Rd, R/I(CD) Change of Conditions to Add a School, New Driveway Entrance, and Shared Parking, Storm Water Detention, and Outdoor Recreation Facilities**

Mr. Camp presented the updated site plan that the applicant submitted last week. There were a few updates since the public hearing. A playground area was added, as well as a pump station for Charlotte Water. The Mayor asked about comparing the original notes from 2009 to the new conditional notes during the public hearing. Mr. Camp stated that Mr. Carmichael would address those concerns for the applicant.

Mr. Lee asked where the pump station would be located. Mr. Camp indicated it would be at the rear of the site towards the woods. Mr. Lee asked if there were any environmental impacts. Mr. Camp state he believed that it would be noiseless and odorless, but would have to get further detail from the engineers.

Mr. Carmichael, speaking for the applicant, stated that at the public hearing there was a question about the original conditional notes on the plan. He stated that the applicant tried to move forward as many of the original notes as possible. There are commitments to complete all improvements necessary as a result of the traffic study and NCDOT comments. The building materials in the original notes are maintained in the new application.

Bob Dunston, the applicant, stated that during the public hearing the Town Board mentioned wanting to see more detailed images of the elevations. The applicant presented some color renderings of the building. He stated that the masonry elements on the façade meet the original conditions. The applicant also presented a photograph of a school with the same elevation they just completed in Winterville, North Carolina.

Mr. Lee stated that they would just be giving a recommendation on the application. He asked if the applicant would consider other changes to possibly match the architecture of the adjacent Team Church. Mr. Dunston stated that the design of the church would not be an efficient or cost effective design for the school.

Ms. Dement asked about more windows or natural light. Dustin Summer with National Heritage Academies stated that there are two 3x5 windows per classroom to allow enough wall space for educational materials.

Mr. Ham asked how many times this particular elevation has been built. Mr. Summer stated that it has been built approximately five times. Mr. Ham stated that the building does not express a uniqueness to Matthews. The design of the building is not inviting to students. It also does not match the aesthetics of Team Church. Mr. Summer stated that the interior of the building uses the brand colors prominently. Mr. Summer said the awning over the front entry could have added color.

Mr. Turner stated that his main concern is traffic impact, specifically with the morning peak times. He asked if the traffic study has been completed. Mr. Dunston stated that it has been completed. Aimee Giacherio, the traffic engineer, stated that NCDOT has stated that they approve of the improvements outlined in the study, but have yet to receive the official letter. The only improvement not approved is the desire for a 4-way stop at Stevens Mill Road and Mt. Harmony Church Road. Mr. Turner asked if the improvements were reflected on the site plan. Mr. Carmichael stated that there is a note on the plan that the applicant agrees to all improvements deemed necessary by NCDOT.

Mr. Lee asked if easements needed to be obtained. Mr. Dunston stated that a further survey was being completed, but they did not anticipate more easements to accommodate road improvements.

Mr. Lee asked if the traffic study reflected how much traffic occurs on site during the morning and evening peak hours. Ms. Giacherio stated that she completed traffic counts in October on site. She stated that she completed counts based on left and right turns. The biggest flow was on Stevens Mill Road. There were 125 turning left and 162 turning right in one hour.

Mr. Wieser asked about shared parking with the church. Mr. Dunston stated that they could support their site with their own parking and driveway. There is over 4300 feet of driveway. They will share some parking with the church.

Mr. Pratt asked about the number of vehicles the queuing lane could support. Ms. Giacherio stated that it can support approximately 175 cars. Mr. Turner asked how the drop off lanes would flow. Ms. Giacherio explained the drop off and pick up process. There would be a lane dedicated to the larger daycare vans.

Mr. Markiewitz asked about weekend activities. Mr. Dunston stated that there would be few weekend activities. The recreational activities would mostly consist of afterschool programs.

Mr. Lee asked about lighting. Mr. Dunston stated that the recreational fields will not be lighted at the moment. Any future lighting will follow the ordinance standards.

Ms. Dement suggested matching the architecture of the church's front entrance. She stated it would be more welcoming than the proposed elevation.

Mr. Dunston stated that they have received over 700 applications for grades K-6. The application period remains open until February.

Mr. Lee stated that he believes it is a great concept. This is a very modern looking building. Mr. Ham stated the church's design has more angles. He also stated that he is not happy with an off-the-shelf design. Ms. Dement stated that windows around the front entrance could make all the difference, especially with the longevity of the building.

Ms. Dement asked to consult the youth voice, Carly Newton. Ms. Newton stated that she believe aesthetics were more important to the parents than the students.

Mr. Turner made a motion to recommend approval of the application as it is consistent with Matthews Land Use policies as it is an appropriate use for shared facilities. Mr. Markiewitz seconded the motion. Mr. Ham asked to amend the motion to encourage the applicant to consider some design changes to make it more in harmony with the adjacent church. Mr. Markiewitz was concerned making the buildings match the church could make the development look like a church complex. The board voted on the original motion and it passed unanimously.

**ZONING MOTION 2015-641- ACTS, Text Amendment on Adjacent CCRCs Under the Same Ownership Sharing Skilled Nursing Facilities**

Ms. Dement disclosed that she is an employee of ACTS. Mr. Buckley stated that employment is not sufficient enough to prevent her from voting.

Mr. Markiewitz make a motion to make Mr. Weiser a voting member. Mr. Ham seconded the motion and it passed unanimously.

Mr. Camp discussed the addition of the letter "s" to streets in the text. Otherwise, the text remained unchanged from the public hearing.

Ms. Dement asked about the definition of the word "unit" for assisted living. Mr. Camp stated that it is defined as an individual dwelling unit. Ms. Dement stated that the word unit is probably not correct in the context of the types of dwellings on the ACTS property.

Ms. Ingrish stated that it would be best to present this issue to the applicant to revise the text to make it more appropriate to the living situations involved in a CCRC. Mr. Lee asked if staff had knowledge of what language other communities used for this situation.

Mr. Markiewitz questioned the phrase "two properties". He stated there could be larger developments this text would need to apply to.

Ms. Dement asked why the text amendment was requested. Ms. Ingrish explained that the text amendment allows the new development to utilize the medical facilities of the existing development. This allows the new development to meet the standards of a CCRC.

Mr. Turner asked if a variance could solve the problem for ACTS instead of a text amendment. Mr. Buckley stated that a variance would not be appropriate for this situation.

Ms. Dement made a motion to recommend approval of application 2015-641. It is consistent with Matthews Land Use policies due to several CCRC facilities within the town limits. Mr. Pratt seconded the motion and it carried unanimously.

#### **QUICK REVIEW OF COMING YEAR "ATTRACTIONS"**

Ms. Ingrish gave a quick update of future projects the staff is working on for the upcoming year. These included the E John Street Small Area Plan, the Four Town Alliance and the Downtown Streetscape Plan. She also outlined several road projects being studied and designed for construction in the future.

#### **ADJOURNMENT**

Mr. Ham made a motion to adjourn the meeting at 8:36 p.m. Ms. Dement seconded the motion and it carried unanimously.

Respectfully submitted,



Mary Jo Gollnitz  
Planner