

**MINUTES  
PLANNING BOARD  
TUESDAY, JULY 28, 2015  
7:00 PM  
HOOD ROOM, MATTHEWS TOWN HALL**

**PRESENT:** Chairman Steve Lee; Vice-chair: Rob Markiewitz; Members David Pratt, Gary Turner, Barbara Dement and Michael Ham; Alternate members David Wieser and David Barley; Town Attorneys Charles Buckley & Craig Buie; Youth Voice Sarah Ward; Planning Director Kathi Ingrish and Zoning Technician/Deputy Town Clerk Betty Lynd.

**ABSENT:** Member Eric Welsh; Youth Voice Benjamin Dodson

**CALL TO ORDER**

Chairman Steve Lee called the meeting to order at 7:02 p.m.

**APPROVAL OF MINUTES**

Mr. Markiewitz made a motion to appoint Mr. Barley as a regular voting member for tonight's meeting. Mr. Ham seconded the motion and the motion carried unanimously.

Mr. Ham made a motion to approve the June 23, 2015 minutes as submitted. Mr. Pratt seconded the motion and the motion carried unanimously.

**ADMINISTRATIVE AMENDMENT- Sycamore Commons, Change of Specific Retail User on One Building Pad**

Ms. Ingrish stated that one parcel within the Sycamore Commons shopping center was meant to initially be a Barnes and Noble bookstore. At the time, the developers were comfortable making this a zoning condition for the shopping center. Due to economic circumstances, Barnes and Noble never began construction. Therefore, the application is to change the limitations of the use of this parcel from Barnes and Noble to any of the uses allowed within the rest of the shopping center, which is zoned B-1SCD (Shopping Center District). This parcel is located along the road frontage of NC51, next to the Pier One site off the unsignalized entrance to the shopping center.

Mr. Lee stated that the memo to the Planning Board mentioned the Town Board of Commissioners were agreeable to the request. Ms. Ingrish stated that the request was sent to them, and all council members that responded saw no issue with the request.

Mr. Wieser asked if there was an idea of what specific use would be moving into the parcel. Ms. Ingrish stated there was no indication of a specific use at this time.

Mr. J.Q. Freeman of MVP Properties, LLC in Charlotte spoke as the applicant. He stated that their company has the lot under contract from Matthews Market. This Administrative Amendment request is the first step for his company after learning of the condition concerning Barnes & Noble.

Ms. Dement asked if there were other parcels in the town limits where a specific company has the rights to develop. Ms. Ingrish stated that an example would be the Chick-Fil-A, where it was a single user on a parcel. Ms. Dement asked if this was an unusual case. Ms. Ingrish stated that typically there are other conditions that limit potential uses as opposed to a single user, and the applicant would come to request changes to the allowed uses instead of a specific company.

Mr. Barley asked if the staff had any uses that they would want removed from the permitted ones in the shopping center. Ms. Ingrish stated that most B-1SCD uses are allowed in the shopping center and allowing the same uses on this property would keep the development consistent.

Mr. Lee asked if there were any concerns about signage. Ms. Ingrish stated that a change to the Master Sign Plan would be necessary should the site be built as a multi-tenant building.

Mr. Turner made a motion to approve the Administrative Amendment to remove the condition stating Barnes & Noble as the use because it is consistent with land use policies, and is reasonable to allow the same uses as those allowed within the rest of the development. Mr. Pratt seconded the motion and the motion carried unanimously.

#### **VIDEO- Current Land Use Planning Concepts**

Ms. Ingrish showed a few videos dealing with planning better downtown areas or areas where pedestrian traffic could be accommodated further.

Planning Board members stated that many of the concepts looked valuable for potential development in Matthews. These concepts included larger and more landscaped sidewalks, roundabouts, and safety zones for pedestrians crossing larger thoroughfares such as John Street and Monroe Road.

She also stated that CATS will have a public meeting in the Hood Room on August 11, 2015 from 6:00-7:30 p.m. concerning what kind of rail system could be implemented from Uptown Charlotte to Matthews.

Mr. Pratt asked that Ms. Merrie Salvo and Mr. Ralph Ramseur's names from the Public Works Department be placed on record for exhibiting great customer service for a matter near his property. They were prompt and handled the matter efficiently.

#### **ADJOURNMENT**

Mr. Ham made a motion to adjourn the meeting at 8:07 p.m. The motion was seconded by Mr. Barley and the motion carried unanimously.

Respectfully submitted,



Betty Lynd  
Zoning Technician/ Deputy Town Clerk