

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

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES – November 24, 2015
- III. 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
- IV. ZONING APPLICATION 2015-641 – ACTS, Text Amendment on Adjacent CCRCs Under the Same Ownership Sharing Skilled Nursing Facilities
- V. QUICK REVIEW OF COMING YEAR “ATTRACTIONS”
- VI. ADJOURNMENT

MEMO

TO: Planning Board Members
FROM: Kathi Ingrish
DATE: January 19, 2016
RE: January 26, 2016 Planning Board Meeting

Happy New Year! Happy Winter Weather! Happy (we can do without) Snow! Happy (slightly) Longer Days! Yep, with the start of a new calendar year, we also start getting a few extra minutes of daylight – enough that it is noticeable after work. I hope you are filling those extra minutes with fun activities – and that you are keeping warm and healthy.

We are starting off the year with two zoning cases for your Board's review:

Application 2015-640 is for National Heritage Academies. They are requesting changes to the R/I(CD) conditional zoning plans for Team Church at the corner of Mt Harmony Church and Stevens Mill Roads to allow two institutional uses to share the site. The church and school are completely separate entities but understand the advantages to both of them to share driveway access points, parking and internal drives, storm water detention, recreational facilities, screening landscaping, and opportunity to occasionally use each other's buildings. Since the K-8 school generally needs the driveways, parking, and ballfield during daylight hours on weekdays, and the church has its intensive use needs on weekends, this is an ideal coordination for them. Since the public hearing, they have provided updated site plan drawings, including a page indicating the expected sight lines from adjacent properties.

Application 2015-641 is a text change request that will immediately impact the two ACTS Continuing Care Retirement Communities. The additional proposed language would allow two separate CCRC developments to share skilled nursing facilities when they are owned and operated by one entity, and when they are within 1,000 feet of each other. This could theoretically apply to other CCRC locations in the future and would make sense in those situations too.

Currently, each CCRC must include its own independent living dwellings and skilled care facilities. The older ACTS facility – Plantation Estates on NC51 – has existing apartment units and a skilled care nursing home, while the newly developing site – Village at Plantation Estates – has received zoning approval for independence living units and potential skilled care nursing. From a zoning standpoint, these are two separate CCRCs, since they were designed and approved separately. ACTS can call them the same name and state licensing can combine them for their purposes. ACTS will be expanding the nursing facility at Plantation Estates, and it can serve both CCRCs since they are in such close proximity to each other.

In addition to these two cases from public hearing, I would like to take just a couple minutes to give you an idea of the projects the Planning and Development Department has underway or expects to undertake in 2016.

As always, please let one of us know if you find you will be unable to attend next Tuesday's meeting.

**MINUTES
PLANNING BOARD
TUESDAY, NOVEMBER 24, 2015
7:00 PM
HOOD ROOM, MATTHEWS TOWN HALL**

PRESENT: Chairman Steve Lee; Vice Chair Rob Markiewitz; Members David Pratt, Michael Ham, and Gary Turner; Alternate Member David Wieser and David Barley; 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: Member Barbara Dement

MEETING CALLED TO ORDER

Chairman Steve Lee called the meeting to order at 7:05 p.m.

Mr. Ham made a motion to appoint Mr. Barley and Mr. Wieser as voting members for tonight's meeting. The motion was seconded by Mr. Turner and the vote was unanimous.

APPROVAL OF MINUTES- October 27, 2015

Mr. Ham made a motion to approve the October 27, 2015 minutes with the corrections requested by Ms. Dement via e-mail. Mr. Turner seconded the motion and the motion passed unanimously.

Mr. Lee stated that if there was no objection, it was the board's desire to hear Zoning Petition 2015-635 first. There was no objection from the applicants.

ZONING APPLICATION 2015-635- Pike Nursery, Northeast Parkway at NC51, From O(CD) to B-1(CD)

Mr. Camp stated that the plans are still being updated in response to concerns voiced at the public hearing. The plan being presented on the screen is the same plan shown at the public hearing. The applicant wanted further comments from the Planning Board before completing the revisions. The applicants have been working with the state on road improvements. The site is at the corner of Northeast Parkway and Matthews Township Parkway. The main retail portion will be approximately 10,000 square feet. The greenhouse portion will comprise 30,000 square feet. Access to the site is provided by an agreement with the Town for an access easement off of Devore Lane. The estimated tree save is 17-18%, which is higher than ordinance requirements.

John Carmichael as well as Carlton Burton with Burton Engineering came forward to speak for the applicant.

Mr. Ham asked about the grading on the property and ensuring the quality of the stream. Mr. Burton stated that they are not grading into the water quality buffers. There will be diversion ditches along with the silt fence. Mr. Ham stated that his issue with silt fences was the likelihood that they collapse in weather. Mr. Burton stated that the silt fence is just a precautionary measure should something occur with the diversion ditches.

Mr. Ham asked if it is possible to assess the water quality before construction and then a year after to make sure that the development itself is not harming water quality. Mr. Burton stated that it could be a condition, but that the site is being developed to the highest standards put forth by the Post Construction Ordinance. Mr. Ham stated his concern is the change in flow of water due to the landscape alteration on site. Mr. Burton stated that calculations for stormwater detention and water quality components are very accurate now.

Mr. Lee asked if the treesave would be contained within the SWIM buffer areas. Mr. Burton stated some is within the SWIM buffer as well as on the other side of the SWIM buffer. He also stated they would like to clear the underbrush along Matthews Township for visibility, but most trees should be saved.

Mr. Lee stated that the Matthews Township side has a length of greenhouse bordering the road. He asked if there would be screening. Mr. Burton stated that he would defer to Mr. John Urban to answer that question, but it is the applicant's desire to develop a walking path along that side.

Mr. John Urban stated that the greenhouse pitch is about 12 foot tall. There is a 35 foot tree buffer on that side as well. Mr. Carmichael showed some images of currently operating greenhouses with some decorating on the outside. Mr. Lee asked if there would be a fence along Matthews Township Parkway. Mr. Carmichael stated there would be a fence inside the buffer.

Mr. Lee also asked about signage for the development. Mr. Carmichael stated that the ordinance does not allow a monument sign on the corner of Northeast Parkway and Matthews Township Parkway. The sign will be close to Devore Lane.

Mr. Carmichael passed out a document to the board showing the sight line from the parking lot of the Levine Senior Center to the site.

Mr. Weiser asked if there would be fertilizer and insecticide on site and if there is, if it would be contained within the building. Mr. Chapman stated they would be stored inside the building.

Mr. Turner asked if the easement agreement is settled. Mr. Burton stated that there is an approved subdivision plan with the easement on it. The road may be adjusted slightly, but Mr. Carmichael stated the shown plan does show where the desired driveway location would be.

Mr. Markiewitz stated that during the public hearing there was some discussion about where the entrance road would come in along Devore Lane. He was curious about anything the applicant has done to follow up on that discussion. Mr. Burton stated that the driveway could not be located at the cul-de-sac because that is the Levine property. Part of purchasing this property was due to the easement allowed access. Trying to access from the cul-de-sac would be a further issue due to the grading of the property.

Mr. Markiewitz asked if there would be any HVAC units on top of the building. Mr. Urban stated there would be and they are impossible to screen due to the grading of the lot. They will be placed behind the tallest parapets to screen them from Matthews Township Parkway. The line of sight from the Levine Senior Center is also screened some by a canopy of trees.

Mr. Markiewitz asked about public walkways. Mr. Burton stated that there are sidewalks. Access from Matthews Township Parkway would require a footbridge and it would not be best. There will be a sidewalk that comes in along the entrance road.

Mr. Markiewitz asked if a crosswalk could be considered to cross Devore Lane at Northeast Parkway. Mr. Camp stated it could be discussed.

Mr. Lee asked if a traffic study was done and what would be the peak traffic. Mr. Burton stated that Saturday is the biggest business day. Mr. Randy Goddard, of 2459 Wilkinson Boulevard, Suite 200 came forward. He stated that the study was done on Saturday afternoon from 1-3 p.m. Peak p.m. times on weekdays were also measured. Due to the study, roadway improvements were needed at the intersection of Northeast Parkway and Matthews Township Parkway.

Mr. Markiewitz stated that it would be a good use for a tough location. Mr. Ham said a small downfall would be the amount of possible foot traffic crossing Matthews Township Parkway from the new Fountains apartment complex.

Mr. Markiewitz made a motion to recommend approval of petition 2015-635 because it is consistent with Matthews Land Use Plan policies. Mr. Ham seconded the motion and motion passed unanimously.

ZONING MOTION 2015-3- Downtown Streetscape Improvement Plan

Mr. Camp stated that the document available on the town website is the same as was shown at the public hearing. There is much excitement about this plan. Mr. Camp explained the structure of the document and some examples of improvements recommended.

There was some discussion about 90 degree parking spaces, painted crosswalks, and bumpouts along streets to delineate parking from general traffic flow.

Mr. Camp stated that the final draft would be placed on the town website the following week and would go back to the Town Board for a final decision on December 14, 2015.

Mr. Pratt made a motion to recommend approval of Motion 2015-3 due to its consistency with Matthews Land Use plans. It will become a part of the Downtown Master Plan. Mr. Turner seconded the motion and the motion passed unanimously.

CONSIDER DATE FOR DECEMBER MEETING

Mr. Lee stated the current meeting would be December 22, 2015. Ms. Ingrish stated that there is nothing on the agenda at this time for the December meeting. The board consensus was the move the meeting to January 5, 2015.

ADJOURNMENT

Mr. Ham made a motion to adjourn the meeting at 7:58 p.m. The motion was seconded by Mr. Barley and passed unanimously.

Respectfully submitted,

Betty Lynd
Administrative Assistant/Deputy Town Clerk

DRAFT