

**PLANNING BOARD
REGULAR MEETING
TUESDAY JANUARY 28, 2014
7 PM
HOOD ROOM, MATTHEWS TOWN HALL**

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES of December 17, 2013 Meeting
- III. ZONING APPLICATION #2013-602, The Fountains Matthews Apartments, NC51 and Northeast Pky, from B-1SCD to MUD (Innovative), New Construction
- IV. ZONING APPLICATION #2013-603, Goddard day care, 9631 Northeast Pky, from Conditional to O-9(CD), Amend Sign Requirements
- V. ZONING APPLICATION #2013-604, Former PetsMart store, 1815 Windsor Square Drive, from Conditional to B-1(CD), Update Conditions
- VI. ZONING APPLICATION #2013-605, QuikTrip, 10701 Monroe Road, from I-1 to B-2(CD), New Construction and Future Development Site
- VII. ZONING APPLICATION #2013-606, Text Amendment to Add Home Baking as a Permitted Customary Home Occupation in Current Zoning Ordinance
- VIII. MOTION #2014-1, Text Amendment, to Revise Effective Date of FEMA Flood Maps to February 19, 2014
- IV. SKETCH PLAN, Quattlebaum Associates, 10701 Monroe Road
- V. ADJOURNMENT

MEMO

TO: Planning Board Members
FROM: Kathi Ingrish
DATE: January 20, 2014
RE: January 28, 2014 Planning Board Meeting

A new year and a full agenda! Before the UDO goes into effect, we still have plenty of zoning activity to review. One zoning application was withdrawn at the public hearing earlier this month, and before your Board now are four applications for specific parcels of land and two text amendments. Town Board held a lengthy interview session this past Saturday so they can appoint new Planning Board members on the 27th, the day before your January meeting. This will not give any new appointees time to be sworn in, receive orientation, or read up on the pending cases. Teresa and Jim are still members until new candidates are officially sworn in. I want to thank all of you for attending the lengthy public hearing session on January 13. Tom Lawing gets an extra gold star for staying a good while longer to hear many public comments.

Due to staff schedules and website issues, we may or may not have revised documents posted to the Town website as quickly as usual, if any are received this week. This means staff and applicants may need to give your Board more detailed updates next Tuesday in order to assure that everyone is reviewing the most current versions.

Zoning Application #2013-602 proposes a new upscale apartment development at the intersection of Northeast Parkway and Matthews Township Parkway. Two quadrants of this intersection are currently built out as retail centers, and this property was zoned many years ago as another shopping site. The MUD zoning district requested allows multi-family at a greater density than our traditional multi-family districts, but also requires other land uses to be integrated into the design of the development site. The MUD district requires larger buffer spaces between existing residential development and the proposed uses than any other zoning regulations we have today. Adjacent neighborhood Bellasera Homeowners Association spoke in support of this request. Commissioners asked the applicants to continue their dialog with Polo Club residents across NC51.

Applications #2013-603 and 604 are coming forward at this time both because the property owners are seeking a change in existing conditions and because the sites are under an outdated category of Conditional. The Town has been making a concerted effort over the past couple years to bring all Conditional-zoned sites into a contemporary district designation. The designation of Conditional was used in the late 1980s and has not been a recognized zoning district in the Zoning Ordinance or new UDO. Properties zoned Conditional have no automatic underlying zoning standards such as allowed uses, setback and yard dimensions, landscape screens, minimum parking requirements, or sign dimensional limitations. Instead, all of these typical criteria were individually determined on a site-by-site basis when initially zoned, and each time an owner or business wants to make a change to any of these, they must go through a complete rezoning application process. Converting properties to a current zoning district which matches the existing/proposed development gives the site its necessary underlying standards, which makes them have equal standing with similar uses elsewhere in town.

Goddard School wants to replace their existing freestanding sign. They now have a limitation of either a freestanding or an attached sign, and it currently is 24 square feet in size. Office zoning, which is what they are seeking and what is/will surround them, allows single-use office sites to have either a wall or freestanding sign up to 50 square feet. The now vacated PetsMart store still must follow an outdated list of potential uses, more

restrictive than what would be allowed in a business district today. In order to give them the best opportunity to find a new buyer/tenant, they want to have the list of possible new uses consistent with other retail sites in Matthews. The signs allowed on this building were restricted solely to the former brand-name business, so going to the B-1(CD) category will allow new signage for a new business without another full rezoning action.

Zoning Application #2013-605 involves about half of an eleven acre parcel on Monroe Road which has the foundation only remaining of the old commercial structure on it. The zoning request is to allow a gas station with convenience store, and a future second building behind the store. The Town began a small area plan for the Monroe Road corridor a few months ago, in part to assist in determining how this 11 acre property could help with revitalizing the corridor. That corridor plan is almost ready for final review and adoption. The application requests B-2 designation, which Town Board has specifically reserved for use only along the Independence Boulevard corridor for many years. The B-2 district is currently the only one that allows gas pumps and convenience store as a combined use. When the UDO becomes effective, more zoning districts may allow this combined use but only when specific design standards are followed. The applicant has not chosen to consider waiting to use the UDO provisions, which would mean a rezoning case would not be necessary here, but redesign of the site layout would. The renderings showing how this proposed use would fit on the parcel do not accurately reflect existing improvements and proposed conditions, such as existing overhead wires and power poles along Monroe Road, existing street trees which were installed as part of the Town's first Urban Forestry grant, relocating sidewalk and adding the bus stop pad as described in the notes, limiting turn movements at the second drive, and sharing the freestanding sign. A representative of Family Dollar spoke during the public hearing to explain that company's concern for safe traffic movement in and out of their nearby truck access, which uses the center turn lane of the five-lane roadway.

Zoning Application #2013-606 is a short-term solution to apply only to the existing Zoning Ordinance. It is for a text amendment to allow use of a residential property for a customary home occupation involving cooking or baking. This has already been incorporated as allowed into the UDO.

The final case is a simple text amendment to both the current Town Floodplain Damage Prevention Ordinance and the UDO. The only revision is to give a new date of the FEMA flood maps. Floodprone areas were resurveyed and maximum floodlines were recalculated over the past few years, followed by considerable time for public input. Now that all the flood data has been revised, FEMA requires the new date to be part of the Town's ordinances prior to them going into effect. In most situations, the floodprone limits either remained unchanged or were reduced in area, so these new maps may benefit affected property owners.

A subdivision sketch plan has been submitted for the 11 acre parcel on Monroe Road which is also subject to a pending zoning action. The sketch plan shows how the parcel would be split into two separate parcels from road right-of-way to the rear lot line, in essence creating the portion of the site now being rezoned for QuikTrip, and the other half available for any I-1 uses or subsequent rezoning action. Planning Board is given the opportunity to see all proposed land divisions at this early stage of sketch plan submittal, but it does not require any action on your Board's part. Your primary purpose at sketch plan is to suggest revisions or additional comments that may benefit the subdivision and the community as a whole.

As always, anytime you have questions, or if you know you cannot attend the next meeting, please feel free to contact Mary Jo or me.

**MINUTES
PLANNING BOARD
TUESDAY, DECEMBER 17, 2013
7:00 PM
HOOD ROOM, MATTHEWS TOWN HALL**

PRESENT: Chairman Jim Godfrey, Teresa Scott, Steve Lee, Gary Turner, and Rob Markiewitz; Alternate Member David Pratt; Town Attorneys Charles Buckley, and Craig Buie; Planning Director Kathi Ingrish, Jim King, Planner II, Zoning Technician/Deputy Town Clerk Mary Jo Gollnitz.

ABSENT: Member Thomas Lawing and Youth Voice Brian Lee.

CALL TO ORDER

Chairman Jim Godfrey called the meeting to order at 7:00 pm.

Steve Lee motioned to add alternate David Pratt as a voting member for the meeting. Teresa Scott seconded and the motion was unanimously approved.

APPROVAL OF THE MINUTES

Gary Turner made a motion to approve the minutes of the November 26, 2013 meeting. Rob Markiewitz seconded and the motion was unanimously approved.

MONROE ROAD SMALL AREA PLAN – REVIEW

Planner II Jim King presented the Monroe Road Small Area Plan. A power point presentation was available for board members as he explained the Plan. He noted that the Small Area Plan is a vision for the future and utilized for recommendations to regulations. This plan will not rezone property and does not affect property values.

He continued reviewing the study area noting that it included Monroe Road and Industrial Drive. He briefed the board on the current land uses of the area. He noted the process for the Plan, work staff has completed to date, background on the meetings that were held and agencies that collaborated on the project.

Mr. King informed the Board that the purpose for this presentation was to receive input from them. He stated that the Monroe Road Small Area Plan will be an appendix to the Land Use Plan that was adopted last year. This Plan provides more detail for the designated area shown.

Mr. King provided a timeline for adoption of the plan: Public Hearing will be set for Feb 10, 2014, Planning Board will review again on February 25, 2014 and Town Board will be scheduled to take action on March 10, 2014.

He presented a synopsis of the concerns that were given by the stakeholders and general public at meetings. Traffic congestion, deteriorating buildings, lack of landscaping, road design and the area not being pedestrian friendly were listed. It was noted that Monroe Road was the first street in Matthews to have street trees installed through a grant and now many of the trees are gone.

He stated that staff has developed guiding principles for the Small Area Plan. Mr. Godfrey asked for clarification on one of the recommendations being non residential. Mr. King stated that yes some sections of the study area are not recommended for residential.

Mr. King showed a vision for development along Monroe Road that could be incorporated. It includes multi-story buildings close to the road, parking behind buildings and pedestrian friendly design. He went on to explain the transportation concerns along the road. He provided charts on tax value versus current uses in the study area. He stated that the town needs to be careful on reducing the industrial uses in the area because that is a large portion of the industrial zoned land in Matthews.

Mr. Godfrey said that he is generally in favor of medians on roads such as Monroe Road, but is concerned with access to Industrial Drive. He also noted that a couple businesses would be challenged with queuing. Mr. King explained strategic planning for the road, and that left-over turns and super street designs should be looked at.

Chairman Godfrey asked about the residents of Sardis Forest wanting additional connections to Monroe Road. Mr. King stated that the majority of the residents who attended the meetings wanted another connection to their neighborhood.

Mr. King explained strategies that will be included in the Plan and how potential funding sources can assist with these projects. He reminded the board that this plan will need to be updated some time in the future.

Mr. Godfrey asked if the town would consider any incentives for developers. Mr. King explained that you can not give tax breaks and there will have to be some type of partnerships. Mr. Lee asked if partnerships could include land developers. Mr. King said yes and that some of the property owners have been instrumental in working on the Small Area Plan.

Mr. Godfrey said that this Plan is a great idea. Mr. Buckley said that in the 80's and 90's this area was the face of Matthews. It deteriorated and never recovered. Discussion was held on different types of businesses that have come and gone along Monroe Road.

Mr. Lee asked if the rezoning request coming up in January is in keeping with what was presented this evening and going forward. Mr. King said that if we get done with the detail of this vision, then the gas station would not be in keeping with the plan. Discussion continued about urban design and standards.

Mr. Markiewitz said that it does not surprise him that QT wishes to go on Monroe Road with the traffic count on the road. He asked what type of development we want in the area, what to do we do about the traffic and what are the implications going forward.

Mr. Turner asked if the parallel projects under way such as the Monroe Bypass, John Street widening and improvements to Independence would help traffic flow. He continued saying that he would like to see an alternate to the choke point for traffic south of town to force traffic around downtown. Expanding to four lanes will only bring more traffic.

Ms. Ingrish said that there is a road on the thoroughfare plan showing a road coming off of Route 485 into the Sportsplex area and connecting Independence Pointe Parkway that will be the relief valve for the downtown traffic. There are pieces of this road that are built and some that are not which will take a long time to build.

Mr. King said that staff will continue to work on this and will have something to present to the board for review.

ADJOURNMENT

Teresa Scott made a motion to adjourn. Rob Markiewitz seconded and the motion passed unanimously. The meeting adjourned at 7:55 pm.

Respectfully submitted,

Mary Jo Gollnitz
Zoning Technician/ Deputy Town Clerk