

**PLANNING BOARD
SPECIAL MEETING
TUESDAY OCTOBER 25, 2016
6:30 PM**

The Planning Board will hold a discussion with Youth Voice applicants.

**PLANNING BOARD
REGULAR MEETING
TUESDAY OCTOBER 25, 2016
7:00 PM
HOOD ROOM, MATTHEWS TOWN HALL**

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES – September 27, 2016
- III. ZONING MOTION 2016-3 – Text Amendment, Miscellaneous UDO Revisions
- IV. ZONING MOTION 2016-4 – Town of Matthews Windsor Park, 10200 Northeast Pky, from Conditional to O(CD)
- V. ZONING MOTION 2016-5 – Town of Matthews, Corner of Sam Newell Rd and Independence Blvd, from Conditional to O(CD)
- VI. ZONING MOTION 2016-6 – Town of Matthews, Vacant Parcel off Sam Newell Rd, from Conditional to O(CD)
- VII. ADMINISTRATIVE AMENDMENT – Aldi, 555 W John St, Building Expansion
- VIII. ADMINISTRATIVE AMENDMENT – Carotek, 710 Sam Newell Rd, Building Expansion and Relocation of Parking Spaces
- IX. YOUTH VOICE SELECTION FOR SCHOOL YEAR 2016-17
- X. ADJOURNMENT

MEMO

TO: Planning Board Members
FROM: Kathi Ingrish
DATE: October 19, 2016
RE: October 25, 2016 Regular Planning Board Meeting

Are you gearing up for friendly ghosts and pirates and princesses and superheros to show up at your door in a couple weeks? Let's hope we don't see any swashbucklers ready to make any of us "walk the plank" come next Tuesday!

Unlike the past few months, we have several cases to work through during this meeting. Four public hearings were held on October 10, all for cases initiated by the Town, including one group of text updates to the UDO and three parcels owned by the Town that are zoned Conditional and need a more contemporary classification. There were no public comments received on any of these during the hearings. We have also received two Administrative Amendment requests that can be handled by your Board.

Before we start the regular festivities, however, your Board will have a special meeting at 6:30 PM to give you all a chance to meet the new Youth Voice candidates. Carly has indicated she can join us at this time as well. This will give Board members time for introductions and informal questions and discussion. This will be a meeting that is open to the public.

Zoning Motion 2016-3 seeks to revise the UDO primarily to conform to recent legislative changes and court decisions. There was little discussion at the hearing about the proposed wording changes, except for a request to verify that pedestrian walkways can be placed through landscape screening areas. The text change in this Motion only clarifies what is already required in the UDO, but adding text for any screening situation is a logical and appropriate addition. You will see newly added text in red showing how we can incorporate this explanation. I have also added more clarification about uses not listed specifically in the UDO, and this also shows up as red font in the Motion. The court decision that is triggering this new language suggests that a community's code should give specific criteria for making such a determination.

Motion 2016-4 revises the zoning classification for Windsor Park. This Town park site has picnic facilities and a walking trail. A Duke Energy transmission tower on property just beyond the back lot line of the park is proposed to have a commercial communications antenna and related equipment added to it. When a tall structure such as an electric transmission tower exists, it is an ideal opportunity to locate a commercial communications station on it, and our code encourages such placements. The company will need access to their equipment on a 24/7 basis, in the event of emergency repairs, so they need an easement through the park's gravel parking lot and they will enclose their equipment at the tower with a fence.

Motion 2016-5 is a triangular piece of property at the corner of Sam Newell Rd and US74 beside Advance Auto/Meineke. The Town was able to obtain this parcel many years ago, in anticipation of the future fly-over for Sam Newell. The rezoning notes would not allow any development here so that the parcel is ready to be used for the road project without added effort.

Motion 2016-6 is a one acre parcel of land few people know is a separate parcel, since the adjacent property is undeveloped and there is a physical barrier between the site and Sam Newell Road. When the East Point development was initially rezoned in the late 1980s, there was a specific decision made to create a clear physical division between commercial development near US74 and the existing residential area extending away from Sam Newell Road. Windsor Square had recently been rezoned around the same time, bringing new commercial development there as well. The ten foot berm and landscaping here was a way of showing the limits that commercial uses would be allowed, along with the

inability to create any driveways off Sam Newell. The future connection of Rice Road to Sam Newell Rd was provided for in the 1980s era zoning. Today, the connection of Rice Road is still intended to take place. Sam Newell Rd behind the East Point development, including where the Cinemark theater is located, will become an extension of Northeast Parkway (Arequipa Rd in Charlotte). Ideally, the Town can sell this parcel to be developed with the surrounding land in the East Point property. Since additional right-of-way along Sam Newell will be required in the future, we should add a conditional note to that effect now.

The first Administrative Amendment is for Aldi at 605 W John Street. They want to build onto the front of the store, and have provided elevation drawings showing how the revised front façade would look. The zoning conditions in place today call for any buildings here to incorporate a "Williamsburg" appearance. This Administrative Amendment seeks to remove this requirement for this expansion.

The second Administrative Amendment is for Carotek at 710 Sam Newell Road between CVS and Colonial Village Apartments. They wish to make an addition to the back of their manufacturing/warehouse building, which will require relocation of parking. They intend to mark spaces on the private streets to accommodate the new parking, since their property line goes to the center line of these internal private streets.

Since your Board is scheduled earlier the same evening to meet with the Youth Voice finalists, you may be ready to select one individual as your second high school member. At last month's meeting, your Board decided you wanted each Youth Voice student to become more involved in these ways:

- Have a Planning Board adult member be appointed as a "mentor" to each Youth Voice
- Have each Youth Voice member select and complete an independent project of some kind, based on his/her personal interests (possible topics/ideas online at APA website)
- Ask each Youth Voice member to give their opinions on issues at each meeting

As always, please let one of us know if you find you will not be in attendance next week. Also, feel free to call or e-mail any of us with questions at any time.

**MINUTES
PLANNING BOARD
TUESDAY, September 27, 2016
7:00 PM
HOOD ROOM, MATTHEWS TOWN HALL**

PRESENT: Chair Steve Lee; Members Kress Query, Michael Ham , David Wieser, Kerry Lamson, and Gregory Lee; Alternate Member Jana Reeve; Town Attorneys Charles Buckley and Craig Buie; Planning Director Kathi Ingrish, Senior Planner Jay Camp, Administrative Assistant/Deputy Town Clerk Shana Robertson.

ABSENT: Member Barbara Dement; Youth Voice Carly Newton

CALL TO ORDER

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

Chairman Lee noted that due to a vacancy, one alternate needed to be added as a voting member for this evening. Michael Ham motioned to add Jana Reeve as a voting member, seconded by David Wieser. The motion passed unanimously.

APPROVAL OF THE MINUTES

Mr. Ham motioned to approve the minutes of the August 23, 2016 meeting as submitted. Seconded by Kress Query and the motion was unanimously approved.

ZONING APPLICATION 2016-648 – Budd Law Group, 352 E Charles St, From R-12 to O (CD) for Professional Office Use

Senior Planner Jay Camp reviewed the details from the September 12, 2016 public hearing. The proposed rezoning from R-12 to O (CD) will replace the vacant single family residence with a 4,150 square foot office building that will appear similar to a house. Mr. Camp updated the Board on some of the outstanding conditions. The property will meet parking standards due to the Downtown Overlay allowing a baseline 25 percent parking reduction if within 400 feet of public parking. Mr. Camp added that two variances will be requested of the Board of Adjustment at the November 3, 2016 meeting. One will be for the setback due to the location of the CSX right of way at the front of the property. The second variance requested will be for the proposed 18 foot driveway width. A minimum of 24 foot is typically required by Town ordinance.

Kerry Lamson asked Mr. Camp if he would explain why the parking would be compliant. Mr. Camp stated that when the site plan was received it was thought that the accessory structure was a record storage only building. It had since been discovered that the structure will be a detached garage that will hold two enclosed parking spaces with a record storage loft upstairs. At first count, only surface parking was counted. The 2 additional spaces the garage provides brings the parking count to ten spaces. The baseline requirement is one space per every 300 square feet. The 25 percent parking reduction within the Downtown Overlay applies to 352 E Charles as it is within 400 feet of the public parking on Charles Buckley Way.

Mr. Lamson asked if there was variation on the parking requirement based on the type of business occupying the building. Mr. Camp answered that yes, if the use was a medical office it would be one space for every 200 square feet. The site, as proposed is for general office. Mr. Lamson asked what other potential uses could occupy the space should the owner ever vacate. Mr. Camp stated per the conditional notes, all uses under the office district including real estate offices, law firms, architects, engineers, and salons.

Kress Query asked if Buckley Way was the only public parking within 400 feet of the property and about how many spaces were located within that public parking area. Mr. Camp confirmed that it was the only public parking within the 400 foot area. There are thirteen public parking spaces located on Buckley Way.

Jana Reeve asked if the variance request for the driveway was due to the size and width of the proposed structure. Mr. Camp stated that the intent of the driveway width as well as the detached garage was to keep the residential look and feel of the property. Ms. Reeve asked if the 18 foot width would allow for two way traffic or possible side parking. Mr. Camp stated that driveway parking would create a one-way condition and not allow enough room.

Greg Lee asked if narrowing the width of the driveway was a result of needing a landscape screen or buffer to the property next door. Mr. Camp stated that it was not required to have the buffer but the applicant wanted a planting space for buffer purposes.

Stephanie Cooper, Architect, Indian Trail, NC and Laura Budd of Budd Law Group, 10550 Independence Pointe Pkwy #301, Matthews, NC 28105, provided new details to the Board. Ms. Cooper compared the plan to other similar structures such as Plantation Animal Clinic and The Matthews Help Center. Finishes will include architectural shingles, hardy plank siding, metal roof over porch, vinyl windows and shutters, wooden post columns, a brick base, wooden sign, ramp to front from side of building, and residential front doors.

Mr. Query said he felt the building looked very good and will fit the town character.

Mr. Ham stated that some railing on the front, similar to the Plantation Animal Clinic, may help the building to look more residential.

Mr. Lamson asked about the rear setback and if additional parking could be added with less buffer. Ms. Cooper stated that a tree survey had not been completed yet. The owner is wanting to keep as much green space as possible. Current plans have 80 feet of green space from parking area to property line. Mr. Lamson asked if consideration for more parking could be made. Mr. Ham clarified that parking requirements were met. Mr. Camp stated that they were. Mr. Ham asked if the town was going to ask the applicant to exceed what is required. Mr. Lamson stated that was not his intent. He stated he was concerned of other applications in use. Ms. Cooper stated that there were thoughts of moving the garage structure placement so more area could be made in the future for parking if needed.

Mr. Weiser asked how many employees are expected to occupy the office. Ms. Budd stated that there currently six employees and two part time contractors. One of the six employees works remotely from Colorado and the other five are not in the office at the same time due to court schedules. The business does not have a huge number of walk in clients. She stated that employees were aware that, if approved, some days they will need to use public parking on Buckley Way. Ms. Budd said that she wanted to save as many trees and green space as possible.

Mr. Lamson asked about the ramp at the side of the structure and if there were plans for a side entrance. Ms. Budd stated that she wanted a functional front door but there will be a back entrance that will have a hall that leads to the reception area. Space for a switchback ramp is available at the back entrance.

Chairman Lee stated that street side parking should be looked into for future parking but that he was good with parking as it stands.

Mr. Query felt that parking may be a problem.

Mr. Ham stated that if there is a future problem with parking options were available with the back green space. Mr. Query asked if expansion were to happen would the applicant need to come back to revise the conditional zoning. Mr. Camp stated it would be better to show parking expansion portrayal on the site plan prior to approval as future spaces so the applicant would not need to come back.

Mr. Lee asked if a trash dumpster would be a requirement for the business. Mr. Camp stated that Public Works has reviewed the site plan and typically allow roll out carts for offices of the proposed size. Mr. Lee said that if dumpsters were needed that may impact future parking. Ms. Budd stated that for current use, a dumpster would not be needed nor does it fit with the residential character that she is looking to protect with the property.

Mr. Lamson asked about architectural lighting at the street and building location. Ms. Cooper showed the plans for porch lighting. Mr. Camp stated there is a street light on Charles Street next to property.

Mr. Query made a motion recommending approval subject to showing potential future expanded parking area and that variances are approved. It is consistent with the Downtown Land Use Plan. Mr. Weiser seconded the motion and it was unanimously approved.

YOUTH VOICE STATUS FOR SCHOOL YEAR 2016-17

Planning Director Kathi Ingrish addresses the Board. She reviewed the discussion of July 26, 2016 about adding a second Youth Voice position. Carly Newton did ask, and was granted a second term. Ms. Ingrish asked if the Board felt the position needed to be more structured with a chance for high school students to gain experience from the position. Options for changes included to assign Planning members as student mentors, encourage Youth Voice member participation, and research projects on Planning Board or Town Council issues. Ms. Ingrish stated that the American Planning Association had many ideas and topics regarding projects. Ms. Ingrish also pointed out that October is National Community Planning Month and the Theme will be Civic Engagement. If the Board chose to add another Youth Voice this needed to be advertised soon.

Chairman Lee asked if the Board agreed on adding a second Youth Voice member. All Members agreed. Chairman Lee added that he agrees there needs to be a project and direction for the position. Mr. Lansom asked if this could be a rotating two year term with one new member a year. Ms. Reeve felt the position would better fit for one year so more students could take advantage of the valuable chance. Chairman Lee felt that the term should stay at one year with a second term available upon request. He stated that he also felt there should be a minimum attendance requirement added.

Discussion ensued regarding advertising of the position both within the schools and community, application process, and requirements, and interview committee.

ADJOURNMENT

Mr. Query motioned to adjourn. Seconded by Mr. Wieser and the motion passed unanimously. The meeting adjourned at 8:06 pm.

Respectfully submitted,

Shana Robertson
Administrative Assistant/ Deputy Town Clerk

Aldi Administrative Amendment for Architectural Guideline Changes

DATE: October 18, 2016

FROM: Jay Camp

Background/Issue

The development at the corner of Highway 51 and West John Street that includes the former Rite Aid store, Aldi and Bruster's Ice Cream is zoned B-1 (CD). A condition from the initial rezoning of the site states that buildings constructed on the property should adhere to a Colonial Williamsburg style architectural theme. The traditionally styled wall sconce lighting is the only apparent design feature on the building that was added to meet the intent of the zoning requirement. The Administrative Amendment request would remove this requirement and allow an addition of approximately 3,300 square feet. The Williamsburg design requirement would remain on the other two buildings. Staff has worked with the applicant for several months to refine the proposed new front elevation. The first new drawings we received would have retained the blank wall facing West John Street. The current version of the expansion now shows exterior glass across most of the front elevation and a new canopy over the entrance.

We feel that the new building elevations are an improvement over the current building and worthwhile of the request to remove the Williamsburg Architectural condition for this building from the conditional notes. At this time, the only item on the drawings that does not meet code is the signage on the drawings, which is in excess of what code allows at the site. An approval of the request should note that signage will be permitted separately.

October 11, 2016

Jay Camp, AICP
Senior Planner
Planning and Development
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

**RE: Project Description and Narrative for ALDI, Inc. Retail Facility #5
555 West John Street, Matthews, North Carolina**

Jay,

Please consider the following project description and narrative during the review process for the attached application for administrative amendment. All supplemental information required by this review process has also been attached to provide a comprehensive review.

The following request for administrative amendment is being submitted for review and consideration prior to design and planning review for future improvements to the existing ALDI grocery store which includes an approximate 3,300 square foot addition on the east side of the existing 15,137 square foot store, as well as the improvements associated with updating the store to ALDI's new prototype design. Based on ALDI's typical prototype design, which is partially based on customer base, the existing store is undersized to adequately serve the customer base within Matthews and the surrounding area.

The ALDI store is located at 555 West John Street in Matthews, North Carolina, and the subject property is currently zoned B-1 Neighborhood Business per the Town of Matthews Code of Ordinances.

A Conditional Use Permit (CUP) was requested and approved prior to initial construction of the ALDI store which included an architectural design condition for Colonial Williamsburg style architecture. ALDI recently launched their 7.0 Prototype design which is being incorporated at ALDI stores nationwide. To accommodate the proposed addition and improvements associated with the new prototype design, ALDI, Inc. is requesting an administrative amendment to remove the requirement for Colonial Williamsburg style architecture.

Although the ALDI 7.0 Prototype will be utilized as the basis for design, architectural features such as brick accents, EIFS cornice, and additional spandrel glazing were incorporated into the proposed design which exceed typical ALDI prototype standards to ensure the building design is complementary to others in the area.

Design and construction of the proposed project fits the intent of the ordinance. Therefore, no special privileges will result from approval of the requested administrative amendment. Rather, granting the request will allow ALDI to expand and improve their existing retail facility to better serve their customer base within the Matthews community and surrounding area.

These considerations along with the supplemental information provided within this submittal support approval of the requested administrative amendment to remove the condition for Colonial Williamsburg style architecture. Please contact me at 952.426.0699 if there is any additional information we can provide in support of this request on behalf ALDI, Inc.

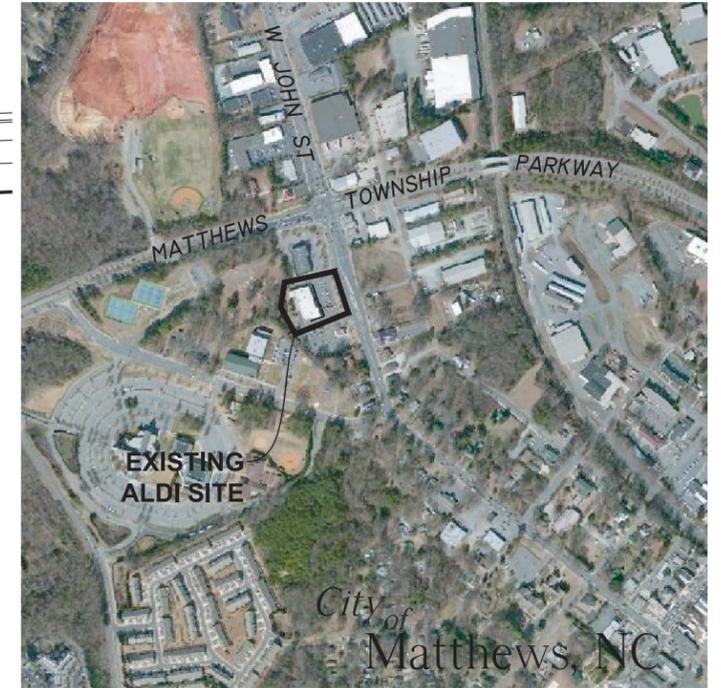
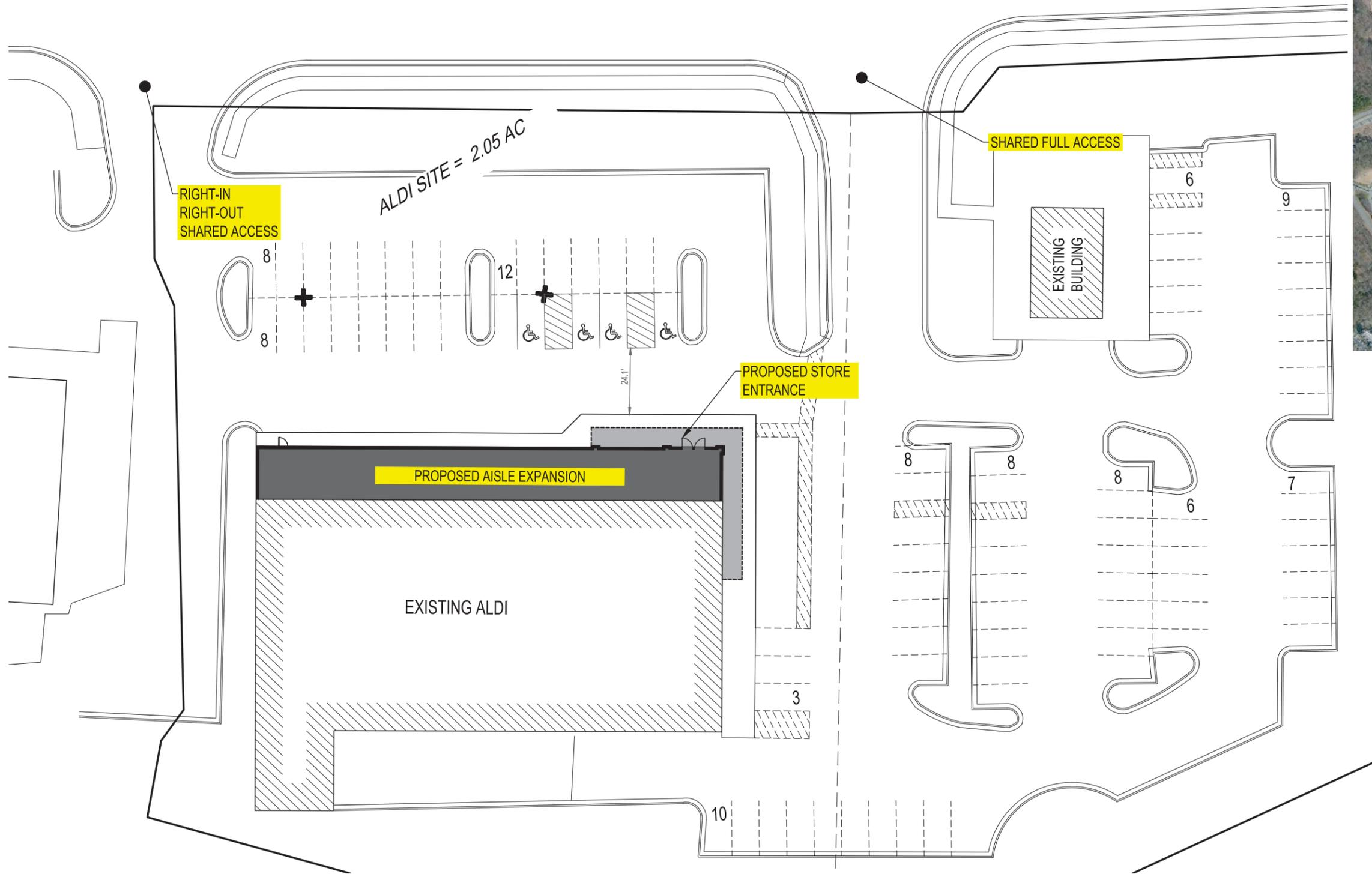
Sincerely,



Ryan Anderson
Designer
Civil Engineering Group

RJA/jrc

WEST JOHN STREET



ALDI SITE DATA:	
ADDRESS: 655 WEST JOHN STREET MATTHEWS, NC 28105	
TOTAL ALDI SITE: 2.05 ACRES	
ALDI SETBACK DATA:	
ZONED: B-1 NEIGHBORHOOD BUSINESS	
BUILDING SETBACK:	
FRONT	40'
SIDE	10'
REAR	20'
ALDI PARKING DATA:	
ALDI: TOTAL RETAIL AREA = 12,545 SF	
ALDI: PEAK TIMES = 6 EMPLOYEES	
BRUESTERS: TOTAL RETAIL AREA = 800 SF	
BRUESTERS: PEAK TIMES = 4 EMPLOYEES	
PARKING STALLS REQUIRED = 72	
PARKING STALLS PROVIDED = 93	
<small>*1 SPACE PER 200 SF SALES FLOOR AREA PLUS 1 SPACE PER 2 EMPLOYEES</small>	
<small>*PROVIDED PARKING STALL ARE SHARED BETWEEN BOTH LOTS</small>	
H.C. STALLS REQUIRED = 4	
H.C. STALL PROVIDED = 4	

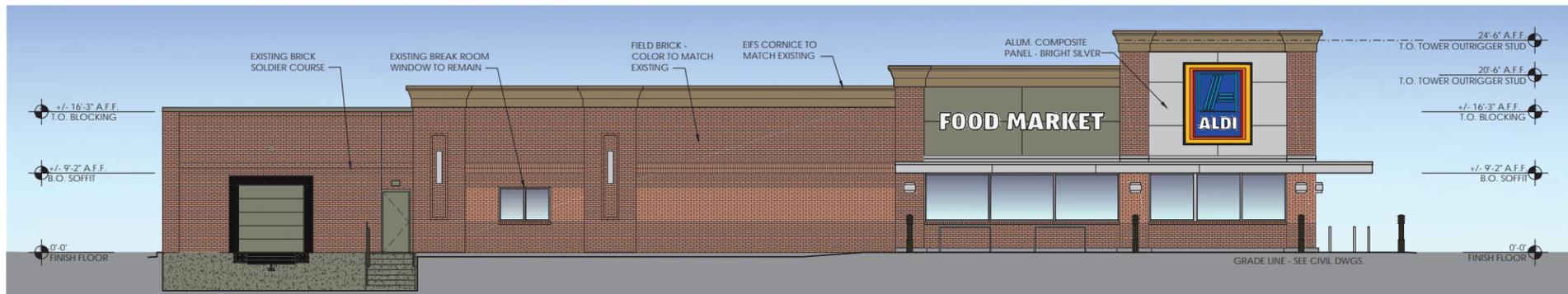
SITE EVALUATION PACKAGE SITE PLAN



File Name: N:\6240320\84 - MATTHEWS, NC #05DOCS\CAD\A201 - EXTERIOR ELEVATIONS.DWG Author: PYCHEWICZ, ADAM Plot Date: 10/11/2016



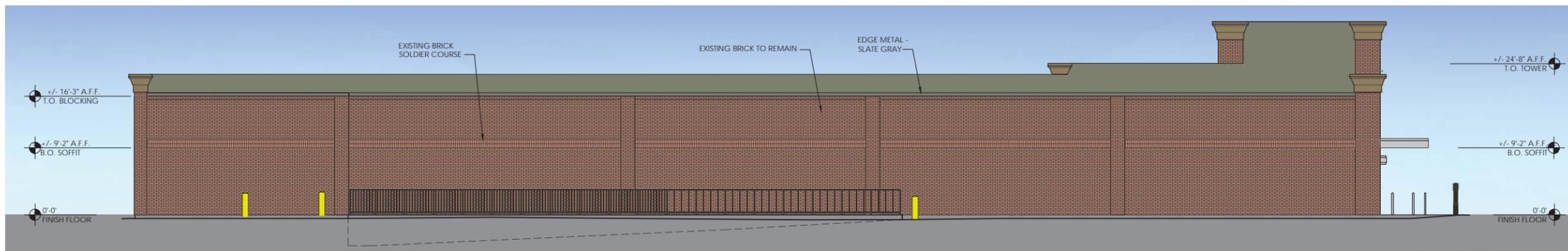
4 Front Elevation (Option 3)
SCALE: 1/8" = 1'-0"



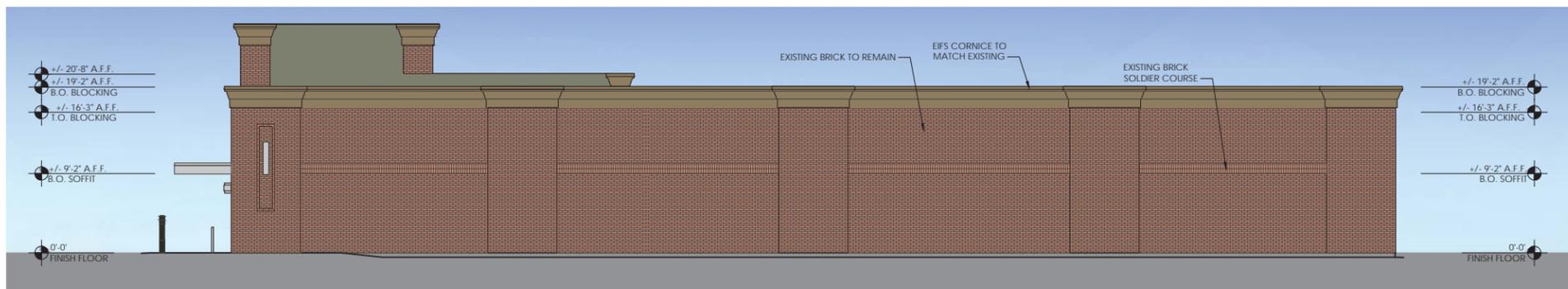
3 Left Elevation
SCALE: 1/8" = 1'-0"

Signage			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
FOOD MARKET SIGN	2	21.3	42.6
TOTAL SIGNAGE			192.4

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL



2 Rear Elevation
SCALE: 1/8" = 1'-0"



1 Right Elevation
SCALE: 1/8" = 1'-0"

Issued:	Date:
A Concept No. 3	10/11/16
B	
C	
D	

Revisions:	Date:
1	
2	
3	
4	
5	
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7	
8	
9	

DO NOT SCALE PLANS

Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact ms Consultants with any need for additional dimensions or clarifications.

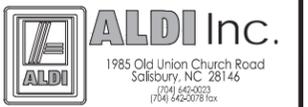


ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

DRAWN BY: MYG

REVIEWED BY: MJB

Seal



ALDI Inc.
STORE #05
555 West John Street
Matthews, NC 28105

Project Name & Location:

Exterior Elevations
Drawing Name:

Type: V1.0-R-EXP
ms Project No. 40320-84

DRAWINGS ARE BASED ON V5.0 PROTOTYPE RELEASED ON 11.01.13

A-201

Drawing No.

Agenda Item: Administrative Amendment – Change in Conditions – Carotek

DATE: October 19, 2016

FROM: Mary Jo Gollnitz, Planner II

Background/Issue:

Adbel, Ltd. requested a B-1 zoning for the property at the corner of Mathews Township Parkway and Sam Newell Rd. The request was approved by the Board of Commissioners in 1992 for future redevelopment of this site into offices. Carotek offices and manufacturing remained on the property and changed the zoning to I-1(CD) in 1993 with limited conditions noted on the approved plans.

The 2006 Highway Overlay and Landscape review plans show future 12,000 sq. ft. addition to the Carotek facility towards Sam Newell, with 21 parking spaces on the north side of the building. The addition and parking lot were installed sometime after that. In June of 2009, property lines between the medical offices and Carotek were redrawn, and “on-street” parking was established along the private drive, Aubrey Bell Drive (see attached). The “on-street” parking spaces are part of the medical offices required parking.

Carotek is requesting to place a building when parking spaces currently exist, add parking on their side of Aubrey Bell Drive, and parking along the unnamed private drive behind BB & T Bank.

Attached are the Administrative Amendment request letter, along with current and proposed conditions.

The following are the specific amendment requests:

- A. Remove 18 existing parking spaces on the north side of the facility.
- B. Add a one story 4,500 sq. ft. building for manufacturing storage.

Currently 21 parking spaces are located where the applicant is requesting to place the building. Three (3) parking spaces will remain in this area.

- C. Add 18 parking spaces along Aubrey Bell Drive on the back side of their property.
- D. Add 11 parking spaces on their property along the unnamed drive (2 directly behind BB & T and 9 on the other side of drive closest to manufacturing facility).

Both private drives are wide enough to allow for two way traffic and parking.

- E. Add 3 parking spaces on the south corner of the property (not on private drives).

These spaces are currently unmarked, but being used by Carotek employees.

Existing parking is at 109 spaces; with the proposed changes, there will be 123 spaces available to Carotek on their property.

No trees will be removed in order to install the building or additional parking. All new parking spaces meet Matthews standards for size and location to trees.

Staff recommends the Planning Board approve the proposed change in conditions for Carotek as presented.

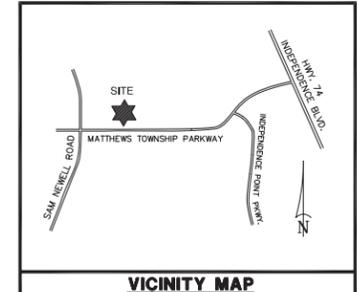
Private Drive Existing Conditions

Aubrey Bell Drive (Private)



Unnamed Drive (Private)





LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CONTOUR LINES
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	SETBACK
---	---	ELEVATIONS
---	---	SILT FENCE
---	---	CONSTRUCTION ENTRANCE
---	---	DETENTION AREA
---	---	SIDEWALK
---	---	RIP-RAP
---	---	RIGHT-OF-WAY
---	---	WATER LINE
---	---	SEWER LINE
---	---	GAS LINE
---	---	TELEPHONE LINE
---	---	CURB INLET
---	---	MANHOLE
---	---	JUNCTION BOX
---	---	YARD INLET
---	---	DROP INLET
---	---	POWER POLE
---	---	PIPE
---	---	FIRE HYDRANT
---	---	LARGE MATURING TREE PER CITY APPROVED TREE LIST (OAK OR MAPLE)
---	---	SMALL MATURING TREE PER CITY APPROVED TREE LIST (ORANGE NUTTLE)
---	---	SCREENING SHRUB (SEE LANDSCAPING NOTE 6) (ELEAGNUS)
---	---	SCREENING SHRUB REMOVED AND RELOCATED
---	---	TREE PROTECTION
---	---	BUILDING
---	---	CURB & GUTTER
---	---	SWALE
---	---	OVERHEAD ELECTRIC
---	---	CREEK
---	---	DIVERSION DITCH
---	---	LIMITS OF CONSTRUCTION
---	---	CHAIN LINK FENCE
---	---	HANDICAP SIGN
---	---	Tc Pre
---	---	Tc Post
---	---	PRE-1978 IMPERVIOUS AREA
---	---	EXISTING TREES (REFER TO CHART FOR TYPE)

SOIL TYPE
Ce2 = Cecil Sandy Clay Loam,
2 to 8 percent slopes, eroded
(HYDROLOGIC GROUP B)

PARKING CALCULATIONS:
WAREHOUSE/MANUFACTURING: 1 SPACE / 1.5 EMPLOYEES
24 EMPLOYEES: 16 SPACES REQUIRED
OFFICE: 1 SPACE / 300 SQUARE FEET
37,813 SQ FT: 93 SPACES REQUIRED
THEREFORE 109 SPACES REQUIRED
109 SPACES PROVIDED

OWNER:
ADELL, LTD.
P.O. BOX 1395
MATTHEWS, NC 28106
PARCEL ID# 193-292-01
ZONING PETITION# 305, I-1(CD)

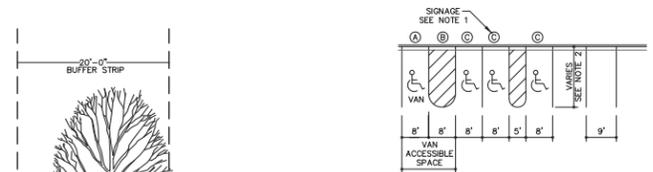
ACRES
TOTAL ACRES = 5.83 Ac.
TOTAL DEDICATED ACRES = .50 Ac.

BUILDING DATA:

A. DESIGN CRITERIA	80 MPH
WIND LOAD	30_PSF
LIVE LOAD	25_PSF
DEAD LOAD	3000_PSF
ASSUMED SOIL BEARING	2
SEISMIC ZONE	2
B. BUILDING REQUIREMENTS	4,500_SF
BUILDING AREA	23'-0"
BUILDING HEIGHT	1
NO. OF STORES	NO
SPRINKLED	NO
CONSTRUCTION TYPE	I-B
OCCUPANCY	S-2-STORAGE
C. ZONING:	I-1(CD)
EXISTING	I-1(CD)
D. TAX PARCEL No.:	193-292-01
E. PARKING REQUIREMENTS:	9'X17'
PARKING SPACE	13'X17', 16'X17', VAN
HANDICAPPED SPACE	109
PARKING PROVIDED	109
F. SETBACK REQUIREMENTS:	5
FRONT SETBACK	40'
SIDE YARD	10'
REAR YARD	20'
G. PREVIOUS IMPERVIOUS AREA:	57,812_SF
PRE-1978 IMPERV. AREA	106,085_SF
EXIST. IMPERVIOUS AREA	724_SF
FUTURE IMPERVIOUS	89,554_SF
GREEN AREA	253,955_SF
TOTAL AREA	

LANDSCAPING NOTES:

- NO SOIL DISTURBANCE OR COMPACTION. CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
- TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, CLEARING, GRADING, OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.
- TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS IN TOWN OF MATTHEWS TREE ORDINANCE GUIDELINES, OR LAND DEVELOPMENT STANDARDS MANUAL, 40.04.
- BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
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- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
- ALL SHRUBS USED FOR SCREENING MUST BE 2 1/2' TALL, 1/2" WIDE (MIN), AND 5.0' O.C. (MAX) IN ACCORDANCE WITH SECTION 153.075 IN THE TOWN OF MATTHEWS ZONING ORDINANCE.
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- ALL AUTOMOBILE PARKING SPACES MUST BE WITHIN FORTY (40) FEET OF A TREE.
- PLEASE CALL FOR FINAL INSPECTION OF TREES AND/OR TREE PLANTING AREAS, 7 TO 10 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.
- LARGE MATURING TREES MUST BE A MIN. 35 FEET FROM OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. TREES ARE REQUIRED TO GROW TO THEIR NATURAL HEIGHT AND FORM TOPPING AND ROUNDING OVER IS PROHIBITED.
- NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRASSSED AREAS.
- BROWN, VINES, AND SMALL TREES (2-8 IN. DIAMETER, OR AS SMALL AS 2 IN. CALIPER) MAY BE HAND CLEARED ONLY CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP TO 6 FEET (AT LEAST 2/3 OF THE BRANCHES SHOULD BE LEFT) TO IMPROVE VISIBILITY.
- EXPOSED TREE ROOTS MUST BE CLEARED WITH A SHARP PRUNING TOOL/BACKFILL ASP TO MINIMIZE EXPOSURE TO THE AIR.
- ALL LANDSCAPE ISLANDS TO HAVE A MIN. WIDTH OF 8' AND A MIN. OF 274 SF.
- ALL PLANTING ISLANDS WILL HAVE AMENDED SOILS FOR 24" DEPTH AND WILL BE UNCOMPACTED.
- ALL LANDSCAPING MUST BE PLANTING WITHIN ONE YEAR OR THE NEXT PLANTING SEASON OF COMPLETION OF 21 BUILDING CONSTRUCTION.
- REPLACE TREES AND SHRUBS ALONG THE NORTH AND EAST SIDE OF THE PROPERTY AS NECESSARY.
- ALL NEWLY PLANTED LANDSCAPE MATERIALS COMPLY WITH THE TOWN OF MATTHEWS LANDSCAPE MAINTENANCE STANDARDS, SECTION 155.60.13 A THROUGH I.



TYPICAL PARKING

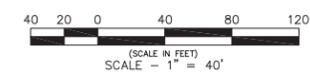
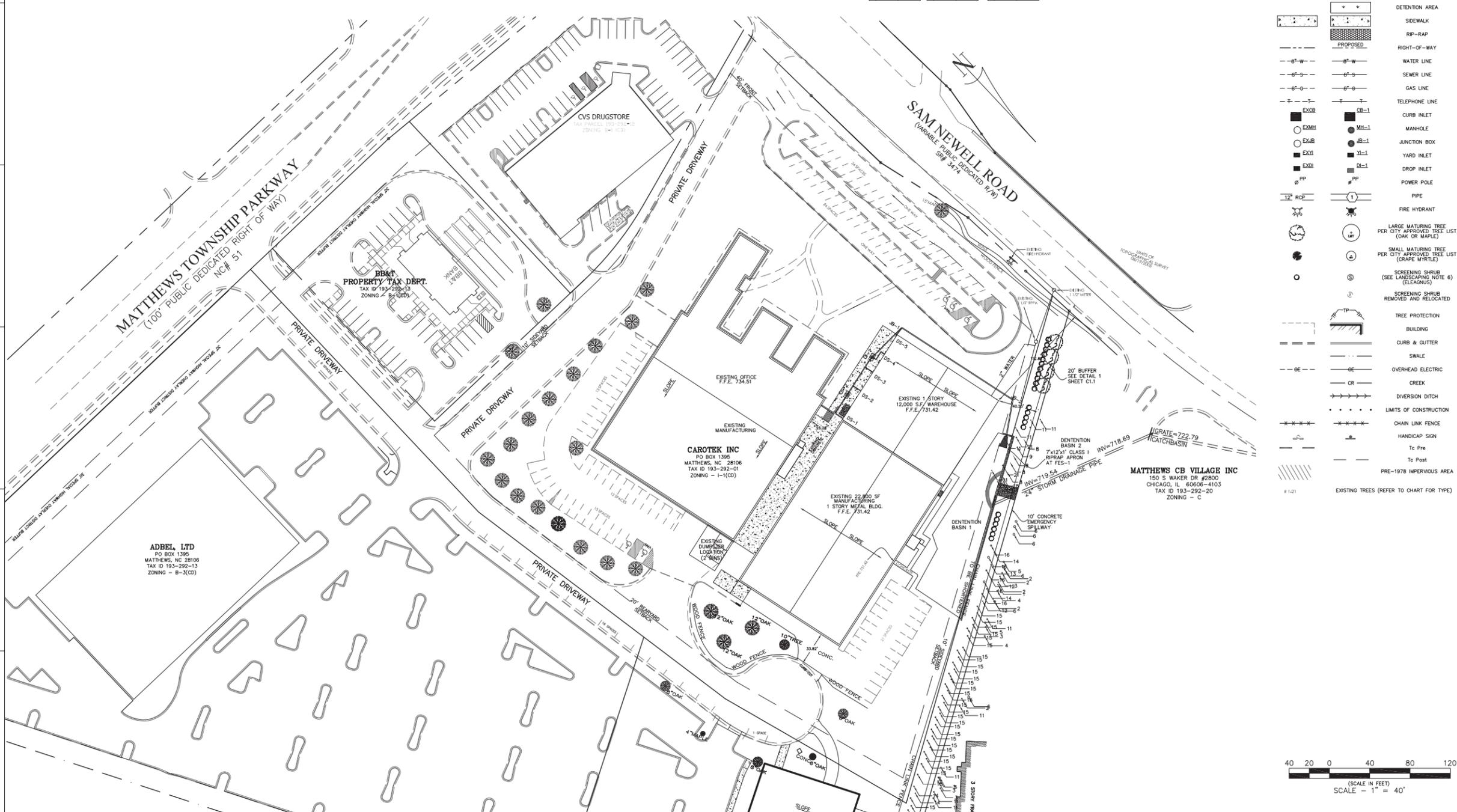
NOTE:
1. SEE ACCESSIBLE AND PARKING STANDARD DETAIL FOR SIGNAGE TYPES.
2. THE DEPTH OF 90' PARKING SPACES IS 17'. ALL PARALLEL PARKING SPACES ARE 8' X 24'.

1 C1.1 BUFFER PLANTING

- BUFFER PLANTING SHALL BE PLANTED BETWEEN THE EXISTING PLANT MATERIAL.
- THE THREE ROWS OF PLANTINGS SHALL OBTAIN 75% OPAQUE WITHIN TWO YEARS OF PLANTING.
- EXISTING HARDWOODS THAT WERE PLANTED ALONG THE PERIMETER ARE SEEDLESS ASH TREES.
- LARGE MATURING TREES SHALL BE HARDWOODS(OAK, MAPLE).
- THE INTERMEDIATE TREES SHALL BE NELLE STEVENS OR APPROVED EQUAL.
- THE SHRUBS SHALL BE "HETZ" JAPANESE HOLLY OR APPROVED EQUAL.

GENERAL NOTES:

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- INTERIOR BUILDING DIMENSIONING SHALL BE FROM ARCHITECTURAL PLANS.
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- NON-STANDARD ITEMS, I.E. PAVERS, IRRIGATION SYSTEMS, ETC., IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH NOTIC BEFORE INSTALLATION.
- SIGNAGE WILL BE PERMITTED SEPARATELY AND WILL MEET THE TOWN OF MATTHEWS ZONING CODE.
- NO WALLPAC LIGHTING WILL BE INSTALLED ON THE NORTH SIDE OF ADDITION.

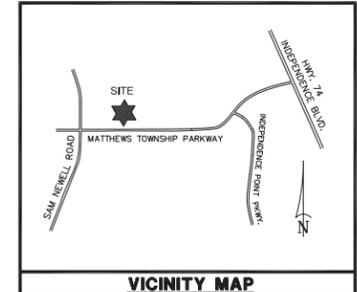


EXISTING CONDITIONS ZONING SITE PLAN
CAROTEK STORAGE BUILDING EXPANSION #2
710 SAM NEWELL ROAD
MATTHEWS, NC 28106

SHEET STATUS

REV	DATE	COMMENT	BY
10/12/16		ISSUED FOR ZONING REVIEW	TCW

DRAWN BY: JPM
CHECKED BY: TCW
JOB NO: 051008
SHEET NO:



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CONTOUR LINES
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	SETBACK
---	---	ELEVATIONS
---	---	SILT FENCE
---	---	CONSTRUCTION ENTRANCE
---	---	DETENTION AREA
---	---	SIDEWALK
---	---	RIP-RAP
---	---	RIGHT-OF-WAY
---	---	WATER LINE
---	---	SEWER LINE
---	---	GAS LINE
---	---	TELEPHONE LINE
---	---	CURB INLET
---	---	MANHOLE
---	---	JUNCTION BOX
---	---	YARD INLET
---	---	DROP INLET
---	---	POWER POLE
---	---	PIPE
---	---	FIRE HYDRANT
---	---	LARGE MATURING TREE PER CITY APPROVED TREE LIST (OAK OR MAPLE)
---	---	SMALL MATURING TREE PER CITY APPROVED TREE LIST (CRAPE MYRTLE)
---	---	SCREENING SHRUB (SEE LANDSCAPING NOTE 6) (ELEAGNUS)
---	---	SCREENING SHRUB REMOVED AND RELOCATED
---	---	TREE PROTECTION
---	---	BUILDING
---	---	CURB & GUTTER
---	---	SWALE
---	---	OVERHEAD ELECTRIC
---	---	CREEK
---	---	DIVERSION DITCH
---	---	LIMITS OF CONSTRUCTION
---	---	CHAIN LINK FENCE
---	---	HANDICAP SIGN
---	---	To Pre
---	---	To Post
---	---	PRE-1978 IMPERVIOUS AREA
---	---	EXISTING TREES (REFER TO CHART FOR TYPE)

PROPOSED EXPANSION ZONING SITE PLAN
CAROTEK STORAGE BUILDING EXPANSION #2
710 SAM NEWELL ROAD
MATTHEWS, NC 28106

MECKLENBURG COUNTY

SHEET STATUS

REV	DATE	COMMENT	BY
10/12/16		ISSUED FOR ZONING REVIEW	TCW

DRAWN BY: JPM
CHECKED BY: TCW
JOB NO: 051008
SHEET NO:

SOIL TYPE
Ce2 = Cecil Sandy Clay Loam, 2 to 8 percent slopes, eroded (HYDROLOGIC GROUP B)

OWNER:
ADELL, LTD.
P.O. BOX 1395
MATTHEWS, NC 28106
PARCEL ID# 193-292-01
ZONING PETITION# 305, I-1(CD)

ACRES
TOTAL ACRES = 5.83 Ac.
TOTAL DEDICATED ACRES = .50 Ac.

BUILDING DATA:

A. DESIGN CRITERIA	80 MPH WIND LOAD - 30_PSF
	DEAD LOAD - 25_PSF
	ASSUMED SOIL BEARING - 3000_PSF
	SEISMIC ZONE - 2
B. BUILDING REQUIREMENTS	4,500_SQ FT
	BUILDING HEIGHT - 23'-0"
	NO. OF STORES - 1
	SPRINKLED - NO
	CONSTRUCTION TYPE - I-B
	OCCUPANCY - S-2-STORAGE
C. ZONING:	EXISTING - I-1(CD)
	TAX PARCEL No. - 193-292-01
D. PARKING REQUIREMENTS:	9'X17' HANDICAPPED SPACE - 109
	PARKING REQUIRED - 123
	PARKING PROVIDED - 123
	HANDICAP SPACE REQUIRED - 5
	HANDICAP SPACE PROVIDED - 5
F. SETBACK REQUIREMENTS:	FRONT SETBACK - 40'
	SIDE YARD - 10'
	REAR YARD - 20'
G. PREVIOUS IMPERVIOUS AREA:	PRE-1978 IMPERV. AREA - 57,812_SQ FT
	EXIST. IMPERVIOUS AREA - 106,085_SQ FT
	FUTURE IMPERVIOUS AREA - 724_SQ FT
	GREEN AREA - 89,554_SQ FT
	TOTAL AREA - 253,955_SQ FT

SEEDING REQUIREMENTS:

EXISTING TREES	EXISTING TREES	EXISTING TREES
TREE SPECIES	TREE SPECIES	TREE SPECIES
1 OAK 8"	9 CEDAR 2"	13 PINE 12"
2 10"	10 4"	14 10"
3 12"	11 6"	15 CM 4"
4 15"	12 8"	16 6"
5 18"	13 10"	17 8"
6 24"	14 15"	18 12"
7 30"	15 20"	19 18"

LANDSCAPING NOTES:

- NO SOIL DISTURBANCE OR COMPACTION. CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
- TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, CLEARING, GRADING, OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.
- TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS IN TOWN OF MATTHEWS TREE ORDINANCE ORDINANCES, OR LAND DEVELOPMENT STANDARDS MANUAL, 40.04.
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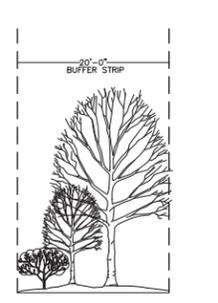
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4. LARGE MATURING TREES SHALL BE HARDWOODS(OAK, MAPLE).

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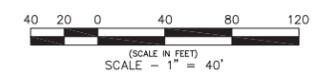
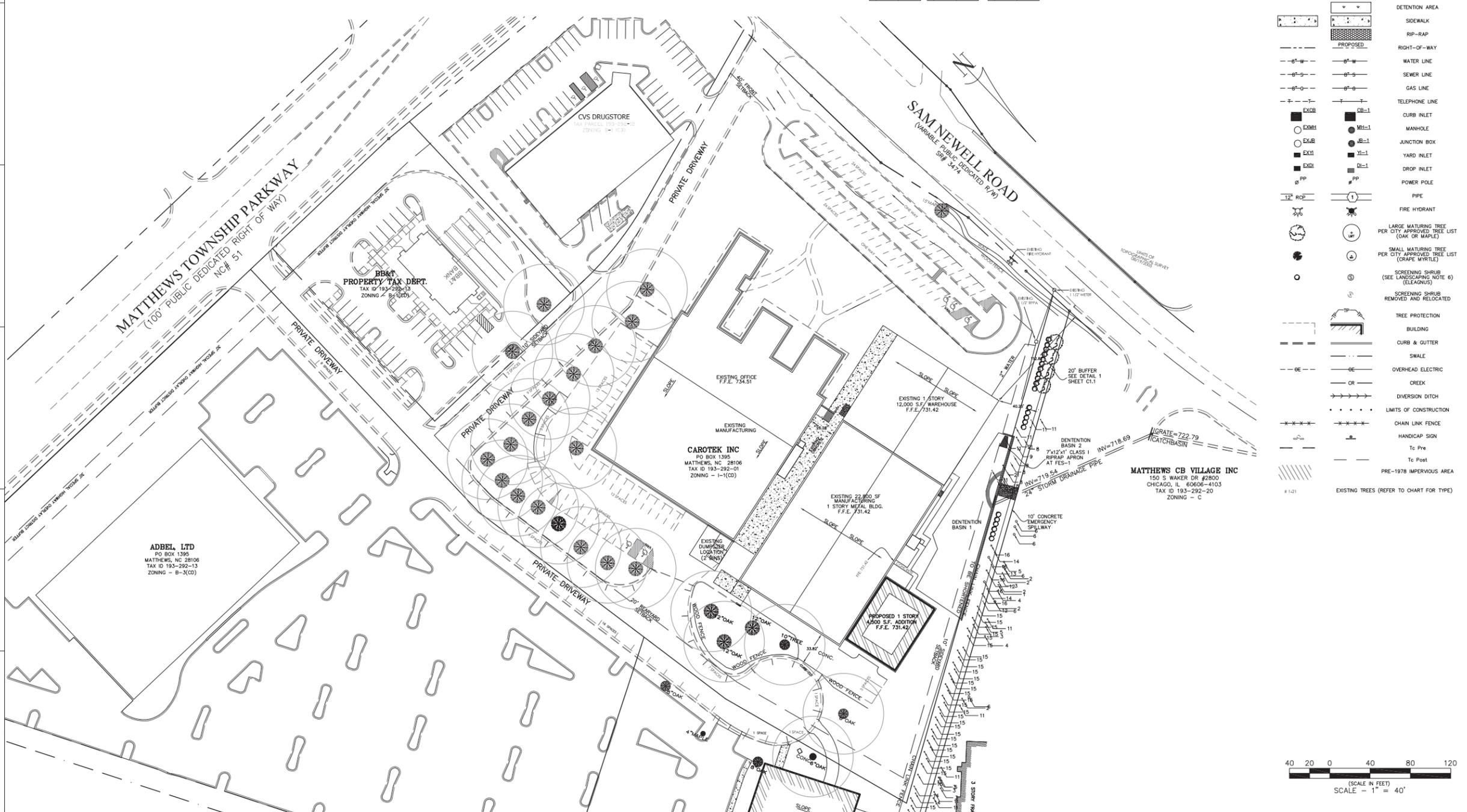
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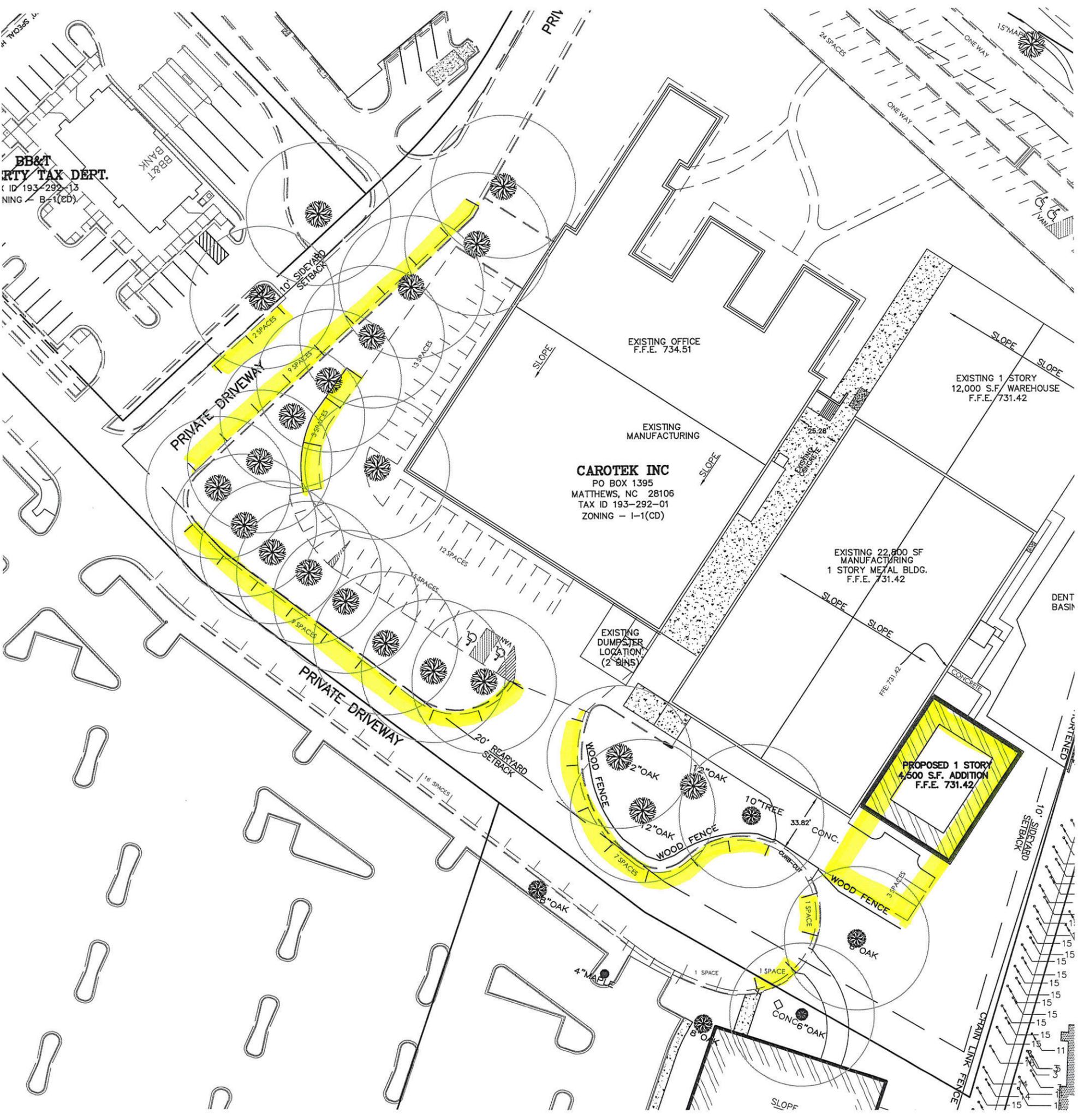
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BB&T
PROPERTY TAX DEPT.
COUNTY ID 193-292-13
ZONING - B-1(CD)



CAROTEK INC
PO BOX 1395
MATTHEWS, NC 28106
TAX ID 193-292-01
ZONING - I-1(CD)

**PROPOSED 1 STORY
4,500 S.F. ADDITION
F.F.E. 731.42**

EXISTING OFFICE
F.F.E. 734.51

EXISTING 1 STORY
12,000 S.F. WAREHOUSE
F.F.E. 731.42

EXISTING 22,800 SF
MANUFACTURING
1 STORY METAL BLDG.
F.F.E. 731.42

EXISTING DUMPSTER
LOCATION
(2 BINS)

DENT BASIN

PRIVATE DRIVEWAY

PRIVATE DRIVEWAY

WOOD FENCE

WOOD FENCE

WOOD FENCE

10' SIDEYARD
SETBACK

CHAIN LINK FENCE

PRIV

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

15' MARG

ONE WAY

ONE WAY