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January 23, 2013

PLANTATION ESTATES REZONING NEIGHBORHOOD MEETING MEMO

Project: The Plantation Estates Rezoning
733 PE Drive, Matthews, NC
BWDB Project No. – 001-01-011

Subject: PE Rezoning Neighborhood Meeting

Date: January 21, 2014 @ 7pm-9pm

Location: Matthews Community Center Room

Attendees: ACTS Plantation Estates (ACTS)
Steve Messer – Executive Director

Bluewater Design-Build (BWDB)
Bob Romano, AIA – Project Manager
Steve Chomick, AIA – PM/Designer

Landworks Design Group (LWDG)
Steve Wilson, PE - Civil Engineer
Scott Woodward, ASLA – Landscape

Plantation Estates Neighbors (PEN)
See Name & Address List Attached

Purpose:

The purpose of the meeting was to discuss the Rezoning with the Neighbors of Plantation Estates.

General:

The Owner of the Plantation Estates Retirement Community located on Highway 51 in Matthews, ACTS Retirement Life Communities, Inc. has applied with the Town of Matthews to consolidate their three existing zoning classifications of C, R-15 & R-20 into one new zoning classification of R-I (CD) for the almost 57 acre site. This new zoning classification will allow for the construction of a new Skilled Nursing Facility. The Rezoning Public Hearing is scheduled for February 10, 2014.

1. Bob welcomed the Plantation Estates Neighbors and introduced Steve Messer and the rest of the Rezoning Design Team. After the added greeting from Steve Messer, Bob presented the Project with the RZ 1-4 black line drawings including the Cover Sheet, Existing Conditions, Rezoning Site Plan and the Medical Building Perspective. He stated that a new Medical Building would house all of the current skilled nursing beds located in the existing Medical Building and provide enough space for the new Village at Plantation Estates expansion of Plantation Estates.



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2. Bob also stated that the RI (CD) classification is preferred by the Town of Matthews over the “C” classification because it will significantly reduce the effort required for every change to the property that Owners such as Plantation Estates needs to make. The R-I (CD) Zoning Category allows for the “possible future development areas” that are shown on the Rezoning Site Plan at this time even though Plantation Estates has no current building plans for these future areas.

Discussion:

3. Q: Can the proposed Fullwood Lane Driveway be relocated toward South Trade Street to help with the Hampton Green traffic problem? A: No - This driveway and traffic light was approved by the Town of Matthews in the Rezoning Petition for the Village at Plantation Estates in 2012.
4. Q: What are the Buffer requirements along the stream behind Demaree Lane? A: There is at least a 35'-0" Swim Buffer on both sides of the stream measured from the stream bank along with an overlapping 35'-0" Post Construction Controls Ordinance Buffer. A Landscape Buffer of 10'-0" to 20'-0" is required depending on the type and thickness of the landscape materials.
5. Q: What is the nature of the pond shown adjacent to the stream behind the Medical Building? A: That is a Storm Water Detention Pond that will most likely be a dry pond almost year round. The preliminary site calculations indicate that it will not need to be a wet Water Quality Pond.
6. Q: Will there be a fence around the pond? The existing one does not have a fence. A: If it is to be dry there would be no fence, but if it is to be wet, that might be a fair safety consideration.
7. Q: Are you aware of the Beaver Infestation that has been creating significant backyard flooding problems due to the numerous cut trees and dams? A: No – We are not aware of any Beavers.
8. Q: Where is the property line? Who owns the stream? A: The property line goes down the center of the stream. Your neighborhood needs to contact the Town of Matthews about the Beaver problem and the Backyard Flooding problem. We will not make these issues worse.
9. Q: How big is the pond? Can you show it on the aerial perspective? A: We anticipate that it will be smaller than what is shown, but that can only be determined during the next Design Phase. We will take a look at the Perspective drawing to see if revising it will help to show the pond.
10. Q: Will the new Medical Building cause more water to overflow the stream even more than it is already overflowing on a regular basis? A: No – The Storm Water Ordinance does not allow Plantation Estates to add more water or at a faster rate than already exists into the stream.
11. Q: Will the storm pipe under Fullwood Lane be upsized? A: No – Only the Town can do that.



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12. Q: Is the Greenway going behind the Demaree Lane property line? A: We understand that the Town of Matthews has a Greenway planned for this area. The Town has asked us to make a portion of our property available for the installation of a Greenway by the Town in the future.
13. Q: What are the plans for the “possible future development areas”? A: Plantation Estates has no immediate plans for the three larger areas designated in the front outside the loop road.
14. Q: ACTS promised the Bubbling Well Road neighbors in a meeting prior to the construction of Plantation Estates around 1988 that they would never build anything behind their property. A: We are not aware of that meeting or agreement from over 25 years ago, however, we would certainly honor that. ACTS will research that since the neighbors do not have any paperwork.
15. Q: Can the zoning classification for the area behind Bubbling Well Road be changed to prevent the construction of any buildings in the future? A: That is not an appropriate use of the Zoning Ordinance because that request/requirement could be handled by a simple drawing revision. As soon as the old meeting agreement is settled with ACTS, the “future” note could be removed.
16. Q: Would this Rezoning Site Plan meet with the approval of the Bubbling Well Road Neighbors if the “possible future development area” behind their property was eliminated? A: All - Yes.
17. Q: The lights at the Plantation Estates Parking Lot shine into our backyards. Will the new Medical building add more light to our backyards? A: Thank You for informing us about that. Plantation Estates can fix that. No - The Lighting Ordinance requires us to shield our lights.
18. Q: What is the proximity of the new Medical Building to our property lines? A: The distance to the conceptual medical building footprint shown is more than 150'-0" on one wing and more than 250'-0" on the other wing based on the drawing scale legend that indicates that 1" = 100'.
19. Q: Can the building be built further up the slope of the property? A: No – Actually, we moved the building as close to the existing loop road as possible. The prior plan showed parking in front of the building which moved it down the hill toward the stream. We want to keep it as far from the Neighbors as possible so we moved the parking to the sides of the Medical Building.
20. Q: Why do you have to locate the medical building in this location? Why not across the street? A: The Residents of Plantation Estates strongly prefer the Medical Building to be located here. The property is currently Zoned R-15 which would allow us to build about a dozen houses, or utilize the Greenhouse medical concept that consists of multiple buildings with 12 bedrooms spread around the property, but we decided against that in order to keep the Medical Building as far away from your neighborhood property lines as possible. Q: Was that a good decision? A: Yes – (General Consensus) We do not want more houses or small buildings in our backyard.



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21. Q: What will the Medical Building look like? What is the timeframe for construction? A: It will not look institutional. It will look similar to the residential buildings at Plantation Estates with brick, stone and stucco veneers. It will be two-2 stories high on the front side and may look to be almost three stories on the back side. The timeframe is about 2-3 years until construction.
22. Q: Will the Medical Building attract more traffic? A: Most of the residents of this building will be from this side of Fullwood Lane so the current traffic level will stay the same. However, some of the residents of this building will be from the Village side of Fullwood Lane, so those spouses, friends and family would be visiting this building from the Fullwood Lane Entrance.
23. Q: What is the space hatched between the two building wings? Is that a road around the back? A: The hatched area is planned to be an exterior courtyard for the Residents, staff and family. No – The lines around the back of the building represent a sidewalk; they are not a roadway.
24. Q: What are the buffer requirements along the Plantation Estates property lines? A: There is an existing building setback buffer of 50'-0" which we will maintain. There is also an existing landscape buffer of 10'-0" to 20'-0" wide around the perimeter of the entire existing property. RI (CD) Zoning is a Residential/Institutional (Conditional) classification that does not require deep buffers when adjoining residential properties. However, Plantation Estates intends to maintain all of their existing more significant landscape buffers that surround their property.
25. Q: What are the next steps in the Rezoning process? A: The questions and answers from this meeting will be compiled in a memorandum that will be submitted to the Town of Matthews for the Staff and Town Council to consider. We will revise and resubmit the drawings to the Town of Matthews to be posted on the Town website again. Then the Public Hearing will be held at Town Hall on February 10th at 7pm and you are welcome to attend that meeting. The Zoning Board meets alone on February 25th and the Town Council final vote is on March 10th.

Respectfully Submitted,
Bluewater Design-Build, LLC

Bob Romano

Robert J. Romano, AIA, NCARB, A-DBIA, CCCA, EDAC, LEED AP BD+C
Project Manager

Copy: Jay Camp, Senior Planner, Town of Matthews
Jeff Rathfon, SVP, ACTS Retirement Life Communities
Brunson Russum, AIA, President Bluewater D-B
Matt Langston, ASLA, Landworks Design Group
Tom McCrory, ASLA, Landworks Design Group



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Neighbors:	Lesly Shroyer	202 Demaree Lane
	Susan Bender	204 Demaree Lane
	Jim & Mavis Underwood	208 Demaree Lane
	Larry & Melissa Ross	216 Demaree Lane
	Pam & Brian DeGeorge	222 Demaree Lane
	Bill & Celeste MacMinn	306 Demaree Lane
	Matthew Eitel & Tassa Dyer	310 Demaree Lane
	Mike Burnham	312 Demaree Lane
	Bob Williams	208 Bubbling Well Road
	Steve McLendon	317 Bubbling Well Road
	Scott Garner	324 Bubbling Well Road
	Steve & Jennifer Friedland	341 Bubbling Well Road
	Dottie Carrano	416 Bubbling Well Road
	Patrick & Marguerite Hogan	417 Bubbling Well Road
	Locke & Debi Long	423 Bubbling Well Road
	Holly Fielder & Steve Shore	406 Birkenhead Lane
	Todd Starcher	412 Birkenhead Lane
	Gary Turner	420 Birkenhead Lane
	Shem & Martha Blakley	733 Plantation Estates Drive
	Jody & Jack Chiperfield	733 Plantation Estates Drive
	Fran & George Kerr	733 Plantation Estates Drive
	Walt Donham	733 Plantation Estates Drive



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2013-608
1-27-2014

January 6, 2013

Re: Plantation Estates Retirement Community Rezoning

Dear Property Owner,

The Owner of the Plantation Estates Retirement Community located on Highway 51 in Matthews, ACTS Retirement Life Communities, Inc. has applied with the Town of Matthews to consolidate their three existing zoning classifications of C, R-15 & R-20 into one new zoning classification of R-I (CD) for the approximately 57 acre site. This new zoning classification will allow for the construction of the new Skilled Nursing Facility. The Rezoning Public Hearing is scheduled for February 10, 2014.

As an adjacent Property Owner, you are invited to attend the Neighborhood Information Meeting at the Matthews Community Center, which will be held on the third Tuesday, January 21, 2014 at 7pm. Please join us in the Community Room for a presentation and discussion with the Executive Director of Plantation Estates, the Landscape Architect and Civil Engineer of Landworks Design Group, the Architect and Project manager of Bluewater Design-Build. The renderings of the combined Site Plan and proposed Skilled Nursing Facility Medical Building Elevations will be available for your viewing.

You are not required to attend, nor do you need to RSVP if you plan to attend, but if you have any questions, you are welcome to contact me at 704-685-1825. I look forward to meeting with you.

Sincerely,
Bluewater Design-Build, LLC

Bob Romano

Robert J. Romano, AIA, NCARB, A-DBIA, CCCA, EDAC, LEED AP BD+C
Project Manager

Cc: Jeff Rathfon, SVP, ACTS Retirement Life Communities
Steve Messer, Executive Director, Plantation Estates
Steve Chomick, AIA, Bluewater Design-Build
Matt Langston, ASLA, Landworks Design Group
Tom McCrory, ASLA, Landworks Design Group
Steve Wilson, PE, Landworks Design Group