

## **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)

