

Agenda Item: Administrative Amendment – Change in Conditions – Carotek

DATE: February 17, 2017

FROM: Mary Jo Gollnitz, Planner II

Background/Issue:

Carotek submitted an Administrative Amendment that was reviewed and approved by the Planning Board on October 25, 2016. The amendment included the removal of on-site parking spaces in order to install a one story 4,500 sq. ft. building on their property at 700 Sam Newell Rd. The company needed the additional space in order to expand their manufacturing capacity.

Carotek is now requesting an additional 300 square feet for the previously approved building. The addition would provide a total of 4,800 sq ft. With the additional square footage, they have to move the structure forward in order to keep out of the existing detention pond on site. Parking modifications and additions that were approved in October 2016 are not changing with this request. Attached are the Administrative Amendment request letter, approved site plan from October 2016 and proposed site plan changes.

The following are the specific amendment requests:

- A. Increase the structure for a total of 4,800 sq ft for manufacturing storage.
- B. Move the new structure forward to be in-line with the existing structure.

No additional parking spaces are required if this request is approved. No trees will be removed in order to shift building forward.

Matthews UDO provides three levels of approvals for Administrative Amendments; staff review, Planning Board Action, and Board of Commissioners action.

If the Planning Board wishes to take action, the Statement of Consistency and Reasonableness is provided for your convenience.

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

**SUGGESTED
STATEMENTS OF CONSISTENCY AND REASONABLENESS
Final Decisions on Zoning-Related Issues**

ADMINISTRATIVE AMENDMENT Carotek Expansion Building

Matthews Planning Board makes the following 2 conclusions:

1) The requested zoning action, as most currently amended, **IS CONSISTENT** with the policies for development as outlined by the Matthews Land Use Plan and Town's long-range Vision Statements (as specified below)

OR

The requested zoning action, as most currently amended, **IS NOT CONSISTENT** with the Matthews Land Use Plan and/or other adopted land development policies and plans.

(A requested zoning can be found "consistent" and not approved, or found to be "not consistent", but approved.)

2) The requested zoning action **IS REASONABLE** and in the public interest because:
(ex., may be appropriate with specific surrounding land uses; has been shown that it will not create significant new traffic beyond area roads' capacities; creates/increases desirable use in Town.)

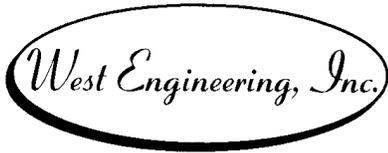
There is no significant traffic impact to the area and will support the economic viability of the existing business.

OR

The requested zoning action **IS NOT REASONABLE** and in the public interest because:

(Reasons given for a zoning request being "reasonable" or "not reasonable" are not subject to judicial review.)

Decision Date February 28, 2017



Land Planning • Civil Design • Project Management

February 17, 2017

Ms. Kathi Ingrish, Planning Director
Town of Matthews
Planning and Zoning Department
232 Matthews Station Street
Matthews, NC 28105

Re: Administrative Zoning Approval for
Carotek Manufacturing Building Expansion #2
700 Sam Newell Rd.
Matthews, NC 28105
TP#193-292-01

Dear Ms. Ingrish,

Mr. Deryl Bell, President of Carotek, requests an administrative zoning approval for the proposed expansion of the manufacturing building located at 700 Sam Newell Rd. and further described at tax parcel 193-292-01. In October 2016, we requested and received approval for a 4500 sf building. However, required elements, inside the building, has precipitated an increased in the building size to 4800 sf. The building is still in located along the north side of existing manufacturing building. The purpose for the expansion is still to free up existing manufacturing space by the relocation of large spare parts that are used in the manufacturing process. Again, this will free up needed space to manufacture larger process assemblies. The request for administrative approval is consistent with the existing zoning of I-1 (CD) and the use will remain the same. The material of the outside of the proposed addition will be anodized aluminum and the color will match as close as possible to the existing building. The height of the proposed addition will be 26-1/2 feet at the eve and 29 feet where it meets the existing building. The eve of the existing building is 30 feet. The parking requirement is 109 spaces and we have 123 spaces available; therefore, no new parking spaces will be created. The increase to the existing impervious area will be approximately 1473 sf.

We thank you for consideration of our request.

Yours Truly,

West Engineering, Inc.

A handwritten signature in dark ink that reads "Thomas C. West".

Thomas C. West, PE
President

TCW/mw

Cc: Deryl Bell, Carotek
File 161004

EXISTING APPROVED SITE PLAN OCTOBER 25, 2016

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.
- VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
- LANDSCAPE TIMBERS, WHEEL STOPS, OR CURB AND GUTTER WILL BE PLACED ALONG ALL LANDSCAPE AREAS. MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER, 8- FEET TALL IF SINGLE STEM, MINIMUM 8- FEET AND 3 STEMS MAXIMUM IF MULTI-STEM. MULCH IS REQUIRED; STAKING/GUYSING OPTIONAL.
- 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 x 2" WIDE (MIN.) AND 5.0' O.C. (MAX) IN ACCORDANCE WITH SECTION 153.075 IN THE TOWN OF MATTHEWS ZONING ORDINANCE.
- TREE PROTECTION FENCE IS TO BE LOCATED 1 FOOT PER TREE DIAMETER INCH AWAY FROM THE TREE IN THE SETBACK OR RIGHT-OF-WAY.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15'-20' OFF SEWER AND STORM DRAINAGE LINES, 10'-15' OFF GAS, WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.
- 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 DRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1.5-2 INCHES OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRASSED AREAS.
- BRUSH, VINES, AND SMALL TREES (< 8 IN. DIAMETER, OR AS SMALL AS 2 IN. CALIPER) MAY BE HAND CUT. 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 CLEANLY CUT WITH A SHARP PRUNING TOOL/BACKFILL ASAP TO MINIMIZE EXPOSURE TO THE AIR.
- ALL LANDSCAPE ISLANDS TO HAVE A MIN. WIDTH OF 8' AND A MIN. OF 274 SF.
- ALL PLANTING AREAS 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 WILL COMPLY WITH THE TOWN OF MATTHEWS LANDSCAPE MAINTENANCE STANDARDS, SECTION 155.606.13 A THROUGH I.

SOIL TYPE

CaB2 = CECIL SANDY CLAY LOAM, 2 TO 8 PERCENT SLOPES, ERODED (HYDROLOGIC GROUP B)

PARKING CALCULATIONS:

WAREHOUSE/MANUFACTURING: 24 EMPLOYEES 1 SPACE / 1.5 EMPLOYEES
16 SPACES REQUIRED
OFFICE: 27,813 SQ FT 1 SPACE / 300 SQUARE FEET
93 SPACES REQUIRED
THEREFORE 109 SPACES REQUIRED
123 SPACES PROVIDED

SEEDING REQUIREMENTS:

80 #/AC. TALL FESCUE
4000 #/AC. AGRICULTURAL LIME
1000 #/AC. 10-10-10 FERTILIZER
500 #/AC. 0-20-0 SUPERPHOSPHATE
1-1/2 TN/AC. STRAW MULCH
225 GAL/AC. ASPHALT TIE-DOWN
30 #/AC. RYE GRASS (NOVEMBER THROUGH FEBRUARY)
WORK LIME AND FERTILIZER TO SOIL
NOTE:
IN AREAS THAT WILL NOT BE WELL MAINTAINED, ALSO ADD 50 #/AC. UNSCARIFIED SERICEA LESPEDEZA (AUGUST THROUGH NOVEMBER) OR 40 #/AC. SCARIFIED SERICEA LESPEDEZA (DECEMBER THROUGH JULY)

OWNER:

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

ACRES

TOTAL ACRES = 5.83 AC.
TOTAL DENIED ACRES = .50 AC.

BUILDING DATA:

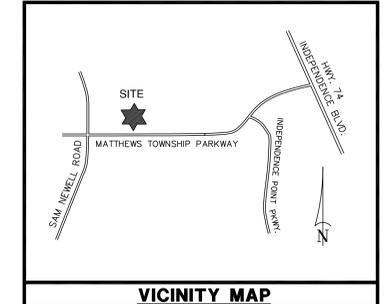
A. DESIGN CRITERIA
WIND LOAD - 80 MPH
LIVE LOAD - 20 PSF
DEAD LOAD - 25 PSF
ASSUMED SOIL BEARING - 3000 PSF
SEISMIC ZONE - 2

B. BUILDING REQUIREMENTS:
BUILDING AREA - 4,900_SQ
BUILDING HEIGHT - 23'-0"
NO. OF STORIES - 1
SPRINKLED - NO
CONSTRUCTION TYPE - II-B
OCCUPANCY - S-2_STORAGE
D. TAX PARCEL No.: 193-292-01

E. PARKING REQUIREMENTS:
PARKING SPACE - 9'X17'
HANDICAPPED SPACE - 13'X17',...16'X17' VAN
PARKING PROVIDED - 109
HANDICAPPED SPACE REQUIRED - 5
HANDICAPPED SPACE PROVIDED - 5

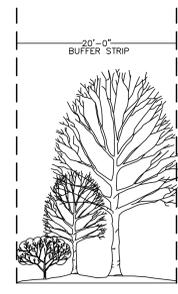
F. SETBACK REQUIREMENTS:
FRONT SETBACK - 40'
SIDE YARD - 10'
REAR YARD - 10'
SIDE YARD - 10'
REAR YARD - 20'

G. PREVIOUS IMPERVIOUS AREA:
PRE-1978 IMPERVIOUS AREA - 57,612_SQ
EXIST. IMPERVIOUS AREA - 106,065_SQ
FUTURE IMPERVIOUS AREA - 724_SQ
GREEN AREA - 89,554_SQ
TOTAL AREA - 253,955_SQ



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 LIST (OAK OR MAPLE)
---	---	SMALL MATURING TREE LIST (OAKS, MAPLES)
---	---	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)



TYPICAL PARKING

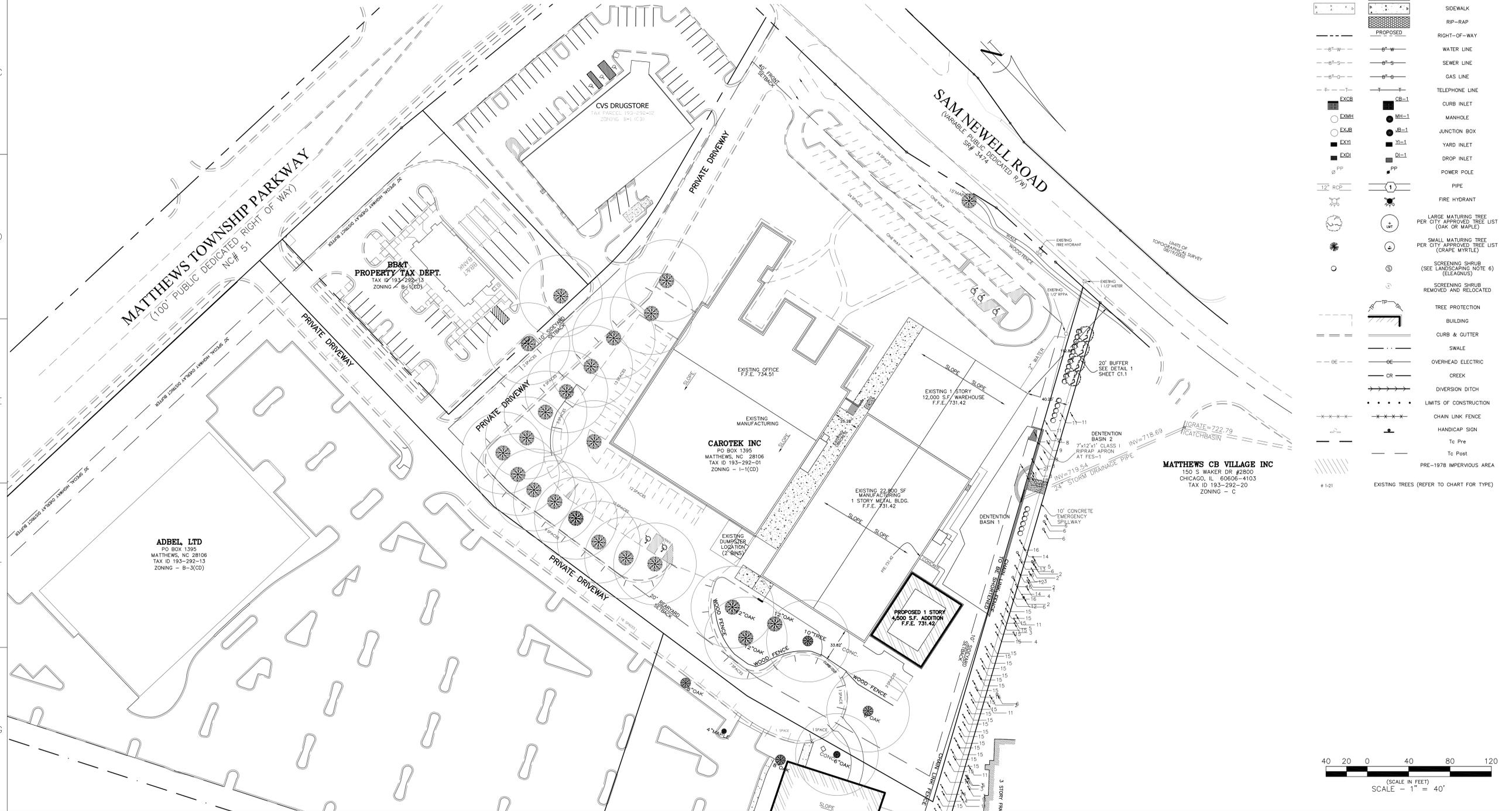
- NOTE:
1. SEE ACCESSIBLE AND PARKING STANDARD DETAIL FOR SIGNAGE TYPES.
2. THE DEPTH OF 90' PARKING SPACES IS 17'. ALL PARALLEL PARKING SPACES ARE 8' X 24'.

1 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 ASHES TREES.
- LARGE MATURING TREES SHALL BE HARDWOODS(OAK, MAPLE).
- THE INTERMEDIATE TREES SHALL BE NELLIE STEVENS OR APPROVED EQUAL.
- THE SHRUBS SHALL BE "HETZI" JAPANESE HOLLY OR APPROVED EQUAL.

GENERAL NOTES:

- BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A SURVEY PREPARED BY R.B. PHARR & ASSOCIATES, PA (704) 378-2186.
- INTERIOR BUILDING DIMENSIONING SHALL BE FROM ARCHITECTURAL PLANS.
- DIMENSIONS ARE TO BACK OF CURB OR OTHERWISE NOTED.
- ALL "STD." NUMBERS REFER TO THE CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
- NON-STANDARD ITEMS, IE. PAVERS, IRRIGATION SYSTEMS, ETC., IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENFORCEMENT AGREEMENT WITH NCDOT BEFORE INSTALLATION.
- SIGNAGE WILL BE PERMITTED SEPARATELY AND WILL MEET THE TOWN OF MATTHEWS ZONING CODE.
- NO WALLPACK LIGHTING WILL BE INSTALLED ON THE NORTH SIDE OF ADDITION.



PROPOSED EXPANSION ZONING SITE PLAN

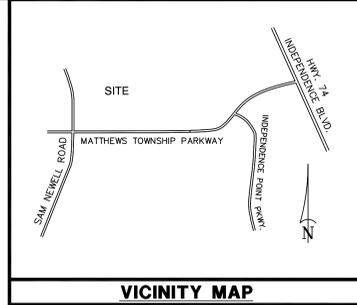
CAROTEK STORAGE BUILDING EXPANSION #2
710 SAM NEWELL ROAD
MATTHEWS, NC 28106

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:

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LEGEND

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---	---	LIMITS OF CONSTRUCTION
---	---	CHAIN LINK FENCE
---	---	HANDICAP SIGN



SOIL TYPE
C4B2 = CECIL SANDY CLAY LOAM, 2 TO 8 PERCENT SLOPES, ERODED (HYDROLOGIC GROUP B)

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

ACRES
TOTAL ACRES = 5.83 AC.
TOTAL DENIED ACRES = .50 AC.

BUILDING DATA:

A. DESIGN CRITERIA
WIND LOAD - 80 MPH
LIVE LOAD - 20 PSF
DEAD LOAD - 25 PSF
SOIL BEARING - 2000 PSF
SEISMIC ZONE - 2

B. BUILDING REQUIREMENTS:
BUILDING AREA - 4,800_SQ_F
BUILDING HEIGHT - 26'-6" ELEV
NO. OF STORES - 1
SPRINKLED - NO
CONSTRUCTION TYPE - F-2 FACTORY
OCCUPANCY - I-1(CD)

C. ZONING:
EXISTING - I-1(CD)
PROPOSED - I-1(CD)

D. TAX PARCEL No.:
193-292-01

E. PARKING REQUIREMENTS:
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HANDICAPPED SPACE - 13'X17'...16'X17' VAN
PARKING PROVIDED - 109
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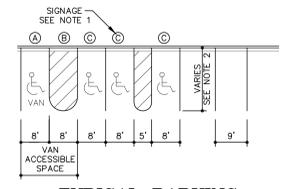
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- REPLACE TREES AND SHRUBS ALONG THE NORTH AND EAST SIDE OF THE PROPERTY AS NECESSARY.
- ALL NEWLY PLANTED LANDSCAPE MATERIALS WILL COMPLY WITH THE TOWN OF MATTHEWS LANDSCAPE MAINTENANCE STANDARDS, SECTION 155.606.13 A THROUGH I.

GENERAL NOTES:

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- ALL "STD." NUMBERS REFER TO THE CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
- NON-STANDARD ITEMS, IE. PAVERS, IRRIGATION SYSTEMS, ETC., IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENFORCEMENT AGREEMENT WITH NCDOT BEFORE INSTALLATION.
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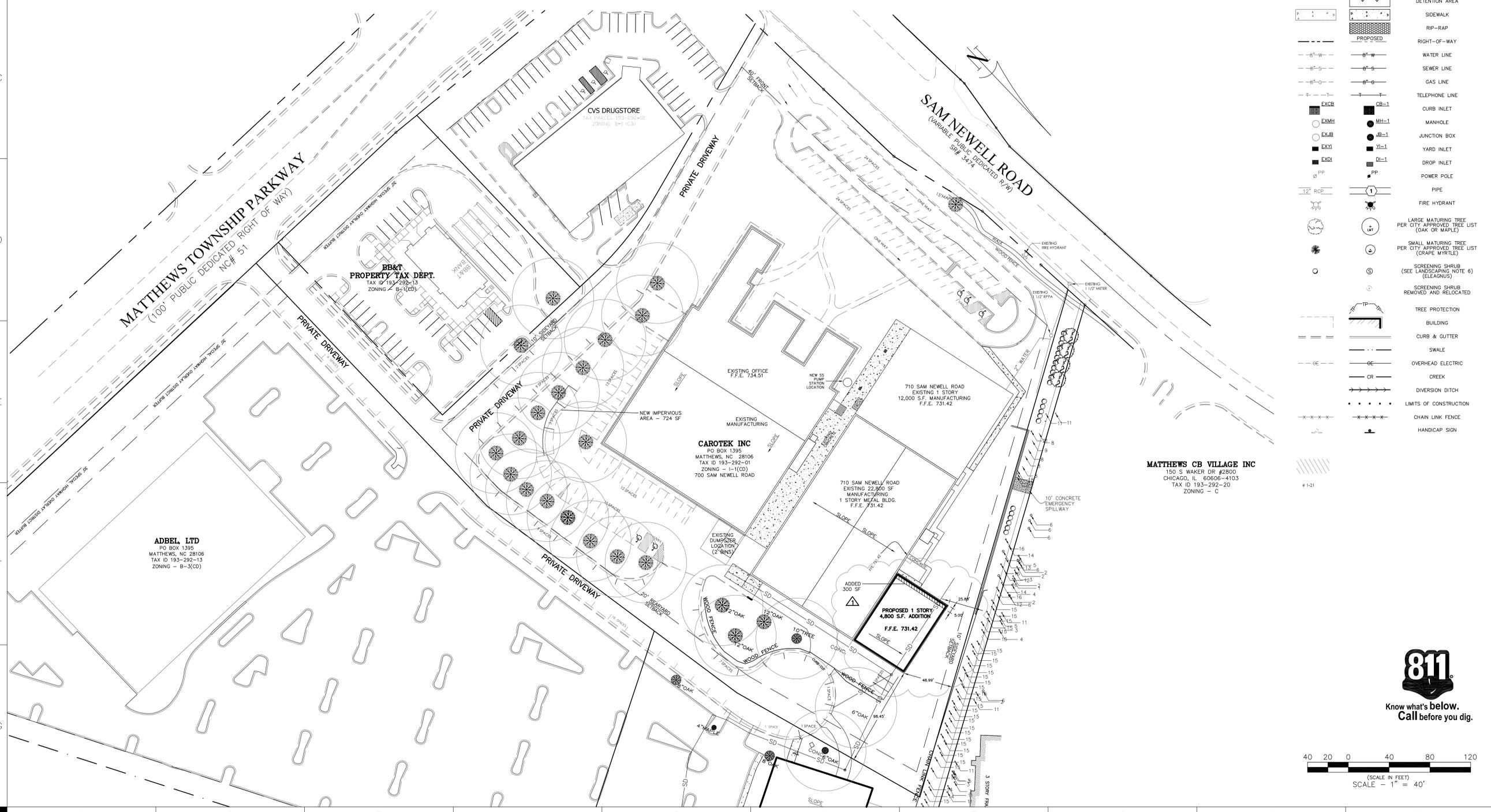
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- THE SHRUBS SHALL BE "HETZI" JAPANESE HOLLY OR APPROVED EQUAL.



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'.



SITE AND LANDSCAPE PLAN
CAROTEK BUILDING EXPANSION #2
710 SAM NEWELL ROAD
MATTHEWS, NC 28106



SHEET STATUS

REV	DATE	COMMENT	BY
10/12		ISSUED FOR ZONING REVIEW	TCW
02/18		INCREASED SIZE OF BUILDING	TCW
11/17			

DRAWN BY: JPM
CHECKED BY: TCW
JOB NO: 161004
SHEET NO: **C1.2A**





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

BB&T
CITY TAX DEPT.
ID 193-292-13
NING B-1(CD)

SECIAL W

