December 22nd, 2020

Mr. Robert Will
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Variance Request for
Addresses:
3018/3010 Lakeview CR Matthews NC 28105
3015/3003/3033 Sam Newell Road Matthews, NC 28105
Parcel ID: 19313423

Dear Mr. Will,

Four Corners P1, LLC is requesting a public improvements variance to remove the curb and gutter requirement for the minor subdivision to be located on Lakeview Circle as well as the requirement for the Multi-use Path and sidewalks based on logistical challenges for this section right now. In lieu of these, we are proposing to dedicate/donate 8.487 acres of land to The Town to be used as they see fit.

Thank you for the consideration of this request.

Sincerely,

Adam Fiorenza
Principal
byFiorenza / FAT Four Corners P1, LLC

Board of Commissioners
APPROVED
2/8/2021

Lori Canapinno, Town Clerk
Public Improvement Variance – Fiorenza/Four Corners; Sam Newell Road & Lakeview Circle

Senior Planner Rob Will reviewed this request for a Public Improvement Variance to remove the curb and gutter requirement for a minor subdivision lot to be located on Lakeview Circle, as well as the associated multiuse path and sidewalks planned for a section of Sam Newell Road. Public Works staff does not support removing the requirement for a ten-foot sidewalk on Sam Newell Road. Separately, the applicant is donating an eight + acre tract to the Town to be used as public park land.

Ms. Garner and Mayor Higdon would both like to see the multiuse path remain. Mr. Urban said every path should be built. Mr. Miller said he’d be ok with removing the curb and gutter requirement, since the adjoining properties don’t have it, but he wants the sidewalk and multiuse path requirements to remain in place.

Applicant Adam Fiorenza explained that the intent is to limit infrastructure costs and then work with the Town to donate back the approximate 8.5 acres for a public park. Discussion of the topography and infrastructure requirements relating to Sam Newell Road and Lakeview Circle ensued. The group then discussed a future Town multiuse path project that could tie into this area. Planning and Development Director Jay Camp noted that it would be good to finish out the path as close to Lakeview Circle as possible, to give pedestrian access to their front doors. Planning Board Chair Mike Foster noted that the Planning Board’s decision was made without the knowledge that the Town had a project that would tie into this section. Discussion continued.

Mr. Fiorenza explained that he is on a time constraint and would prefer to not defer this decision, so offered to install the multiuse path on Sam Newell Road if he was able to receive the variance and not be required to install the sidewalk on Lakeview Circle. Mr. Bland said every time a developer has been allowed to not install a sidewalk it becomes a dead spot that never gets connected. Mr. Whitley said the compromise offered is acceptable to him, particularly since the developer is offering multiple acres to the Town for public park land.

Motion by Mr. Whitley to approve the public improvement variances only for the sidewalks on Lakeview Circle and curb and guttering. The motion was seconded by Mr. McCool and passed 5-2 with Higdon, Garner, McCool, Miller and Whitley in favor and Bland and Urban in opposition.

CONSENT AGENDA

A. Approve January 25, 2021 Board of Commissioners Regular Meeting Minutes
B. Approve Fiscal Year 2021-22 Budget Adoption Schedule
C. Approve Disposal of Surplus Property
D. Accept Zoning Application 2021-728: Goodwin Custom Homes - UDO Text Amendment for Private Streets in the R-VS Zoning District and Set Public Hearing for March 8, 2021
E. Approve Budget Ordinance Amendments to:
   1) Reclassify Funds for Previously-Approved Employee Merit Increases in the Amount of $171,749.02
   2) Recognize Funds Received from NC Controlled Substance Tax in the Amount of $104.52
   3) Recognize Proceeds from Police Vehicle Sales in the Amount of $17,000.00
   4) Recognize Insurance Proceeds for Vehicle Payouts in the Amount of $1,193.03
   5) Recognize Court Ordered Restitution Payments in the Amount of $4.50

Motion by Mr. Whitley to approve consent agenda items A through E5. The motion was seconded by Mr. Miller and unanimously approved.

UNFINISHED BUSINESS
By consensus the Board agreed so Matthews will request to be included in that request to legislators.

TOWN MANAGER’S REPORT

None

ADJOURNMENT

Motion by Mr. McCool to adjourn. The motion was seconded by Mr. Bland and unanimously approved. The meeting adjourned at 11:28 pm.

Respectfully submitted,

Lori Canapinno
Town Clerk