

**MINUTES
PLANNING BOARD
TUESDAY, JANUARY 28, 2020
7:00 PM
HOOD ROOM, MATTHEWS TOWN HALL**

PRESENT: Chairman David Wieser; Vice-Chairman Kerry Lamson; Members Mike Foster, Natasha Edwards, and Mike Rowan; Alternate Members Jonathan Clayton and Scott Query; Acting Town Attorney Craig Buie; Youth Voice Matheus Sadovsky; Planning and Development Director Jay Camp; Planner Darin Hallman; Senior Administrative Specialist/Deputy Town Clerk Shana Robertson

CALL TO ORDER

Chairman David Wieser called the meeting to order at 7:00 pm.

Mike Rowan motioned to appoint Alternate Members Scott Query and Jonathan Clayton as voting members for the January 28, 2020 Planning Board meeting. The motion was seconded by Mike Foster and unanimously approved

APPROVAL OF THE MINUTES

Kerry Lamson motioned to approve the minutes from the November 26, 2019 Planning Board meeting as presented. Jonathan Clayton seconded the motioned and it was unanimously approved.

ZONING APPLICATION 2019-706 – Comfort Inn, 1718 Windsor Crossing Drive, Conditional (C) to High-Rise B-3 (CD).

Planner Darin Hallman said that since the Public Hearing, the seventh conditional note had been corrected to be a 40 foot front setback instead of a 50 foot front setback. There had been no other updates to report.

Mr. Foster motioned that Zoning Application 2019-706, Comfort Inn be recommended for approval as currently amended and had been found to be consistent with the Matthews Land Use Plan as it allowed for the hotel uses along US74. The request was found to be reasonable because it allowed for the continued use of a business and continued to limit the driveway access along US74. Natasha Edwards seconded the motion and it passed unanimously.

ZONING APPLICATION 2019-707 – Brace YMCA, 3127 Weddington Road, R/I (CD) Change of Conditions.

Planning and Development Director Jay Camp said that the Applicant has made several notable changes. Mr. Camp reviewed the updated development standards that was included in the agenda package including adding specifics on pedestrian access to the fields, fencing and screening details, the prohibition of amplified sound, revisions to the maximum height of light poles on the site from 70 feet to 50 feet, and restricting time of use to 9:00 pm. Mr. Camp discussed the site and noted that the applicant also planned to remove weeds and replant the northern area of the site.

Mr. Lamson asked if the applicant would be adhering to the tree save percentage. Mr. Camp said that they were.

Mr. Camp said that staff was still recommending the trail connection for the site as part of the Composite Bicycle & Pedestrian Plan that was adopted by the Town in May of 2015. Mr. Camp said that the Town saw the path as a future easement that may not be built for five to ten years. Mr. Camp said that it was not a zoning requirement but a policy recommendation.

Mr. Rowan asked if the Planning Board decided not to recommend the path, what options would the Town have. Mr. Camp said that it was in the Board's right to disagree with policy. Mr. Rowan asked if the Town would be able to revisit the option at a later date. Mr. Camp said that trail connections were difficult after development.

Ben Pinegar, Executive Director the Brace Family YMCA, Attorney Richard Vinroot from Robinson Bradshaw & Hinson, PA, and Kevin Caldwell from Geoscience Group addressed the Board. Mr. Pinegar reviewed the presentation that was made during the Public Hearing (Exhibit 1 attached and made part of these minutes). Mr.

Pinegar explained that this request is in response to the loss of field space due to the I-485 interchange project. The interchange project will take seven acres of the YMCA's property.

Mr. Vinroot reviewed the changes to the request saying that the applicant had reduced the height of the light poles from 70 feet to 50 feet. Mr. Vinroot reiterated another change included the 6-foot chain length fence with screening. The applicant was asking that the added screening on the fence be addressed. Mr. Vinroot said that when speaking with neighbors, the screening may not be needed due to the natural buffer. The applicant was requesting that if after installation, the screening be evaluated for its necessity.

Mr. Vinroot said that the applicant was committed to adding better landscaping that would include fast growing evergreens that would block the neighbors view at the northern area of the site. The six-foot fencing would be placed from the northern end of the SWIM buffer to the SWIM buffer on the south of the site.

Mr. Vinroot spoke about the pedestrian path from Fair Forest and said that the applicant and neighbors were not in favor of the addition as it created safety concerns and parking concerns amongst the neighbors and the YMCA. He added that the Brace YMCA had always been a good neighbor and wanted to continue to be a good neighbor.

Mr. Foster asked how deep the buffer would be. Mr. Caldwell said there was a 50 foot natural buffer existing on the site and the applicant would be adding landscaping to the northern buffer. Mr. Foster asked how deep the grade was at the northern point of the fields. Mr. Caldwell said that the playing fields would be about 75 feet from the neighborhood and there was an 18 foot elevation change from neighbors to playing field. The entrance closer to the YMCA facility would be ADA compliant with a 5% grade. Mr. Caldwell said that grading would be required.

Mr. Lamson requested further information of the fields time of use and the age groups that would be using that area. Mr. Pinegar said that the fields would be in use ten months out of the year, February through November. Mr. Pinegar said that the fields would be used by spring and fall soccer leagues and during summer camps and afterschool program activities. The primary use would be for children eight and under. Mr. Pinegar said that sports activities would take place on the fields Monday through Saturday.

Mr. Lamson asked about the types of lighting and said that there were sports fields in Waxhaw that used LED lighting that were 35 feet in height. Mr. Lamson said he did not understand why 50 feet in height was needed. Mr. Pinegar said they were attempting to limit the light spill into the neighborhood with the pole height. Mr. Pinegar said they were comfortable with the 50 foot height. Mr. Lamson said that LED was the new technology and are said to provide a better light area. Mr. Lamson said that he was still concerned about the 50 light pole height. Mr. Pinegar clarified that the lighting would be inside the 50 foot buffer and on the YMCA's property. Mr. Lamson asked if they were inside the fenced area. Mr. Pinegar said that they were.

Mr. Lamson asked how long had the YMCA been working on the planning for these changes. Mr. Pinegar said that it had been in the planning stages for a while as the knowledge of the Weddington Road/I-485 interchange was not a surprise. Mr. Lamson asked if alternatives were considered such as moving the retention pond area and some of the parking area or placing the fields on top of an underground retention pond. Mr. Lamson also suggested using field area inside the interchange. Mr. Pinegar said that they had looked at several options including using the alternative facility at Kuykendall Road. Mr. Pinegar added that what was presented was believed to be the best option.

Mr. Rowan said that the north area of the property was 18 feet below grade so that would reduce the at grade height of the 50 foot poles.

Ms. Edwards asked how often the lights would be used on the fields. Mr. Pinegar said that they would be used more during the darker months but the facility would not turn them on if they were not needed.

Mr. Lamson asked about restroom facilities. Mr. Pinegar said that they were planning on opening the waterpark bathroom facilities that were closer to the fields. Parents and children would be strongly encouraged to use those facilities. Mr. Pinegar said there were no plans for portable restrooms as that would not be desirable by the neighbors or the Brace YMCA facility. Mr. Vinroot said that the fence placement would help deter the unauthorized restroom use of the wooded buffer.

Mr. Pinegar reviewed where the added paved parking would be on the site. Mr. Clayton asked if speed humps would be installed around the new parking area. Mr. Pinegar said that is a good suggestion and it will be considered.

Mr. Rowan asked how the site would be impacted by the removal of the second access. Mr. Vinroot said that they had been contacted by the two retail centers and would be joining them in discussion with the Department of Transportation on a possible traffic circle.

Ms. Edwards asked how far the northern corner of the field addition was from the restroom facility. Mr. Vinroot said that it would be about 100 yards. Ms. Edwards said that building code required bathrooms to be within 500 ft.

Mr. Clayton asked if there was going to be any disturbance to the front field. Mr. Pinegar said that the DOT would be shaving off a section for road improvements. The total loss would be 11 acres.

Mr. Lamson asked if Fair Forest was a public or private street and if a gate could be added to the front of the street. Mr. Camp said that it was a public street and gates could not be added to public streets.

Mr. Foster motioned that Zoning Application 2019-707, Brace YMCA, be recommended for approval with the conditions that the multi-use path not be implemented into the design and that the applicant continues to look into decreasing the lighting height for the playing fields. The request was found to be consistent with the Matthews Land Use Plan as it allows an R/I use continue operation on a property where the Land Use Plan specifies Residential/Institutional as an appropriate Land Use. The proposed change of conditions allows the YMCA to relocated sports fields that are to be removed as a result of the construction of a new I-485 interchange. The rezoning is consistent with the Land Use Plan as it allows for the continued R/I usage of property that is specifically referenced in the Matthews Land Use Plan. Mr. Rowan seconded the motion and it was unanimously approved.

OTHER BUSINESS

Mr. Camp explained that the Planning Board has four vacancies and the Town Council had directed all of the advisory boards to conduct interviews and submit recommendations to council to help streamline and expedite the fulfillment processes. Mr. Camp said that he suggested that the Chairman and Vice Chairman conduct the interviews and make a recommendation to Council. Mr. Lamson asked how long this appointment process would last. Mr. Camp said that the Town Board recognized the importance of Planning Board and wished to move quickly on filling any vacancies.

Acting Town Attorney Craig Buie said that Town Attorney Charles Buckley requested that meetings be posted. There was question if that would be necessary with only two members present and not an appointed subcommittee. Mr. Camp said that staff would get clarification from Mr. Buckley and the Town Clerk.

Mr. Lamson and Mr. Wieser agreed to have set criteria and questions for applicants. Mr. Camp said that he would send the applications to the Chairman and Vice Chairman and work on scheduling the interviews in the next few weeks.

ADJOURNMENT

Mr. Clayton motioned to adjourn and Ms. Edwards seconded. The motion passed unanimously and the meeting adjourned at 7:59 pm.

Respectfully submitted,



Shana Robertson
Senior Administrative Specialist/Deputy Town Clerk

