

Agenda Item: Administrative Amendment for Creek Bend Entrance Monuments

TO: Mayor and Board of Commissioners
FROM: Mary Jo Gollnitz, Senior Planner
DATE: July 2, 2020

Background/Issue:

Land Investment Resources, LLC (Creek Bend Subdivision) rezoning was approved at the August 14, 2017 Town Board meeting. Included as part of the rezoning approval were three different entrance monument proposals.

Conditional Note #10 B Entrance Monuments/Street Frontage Fence, stated that:

Attached to the Rezoning Plan are several images of entrance monuments that are intended to depict the general conceptual style, design treatment and character of each Entrance Monument to be constructed on the Rezoning Site. Accordingly, each Entrance Monument shall be designed and constructed so that it is substantially similar in appearance to one the attached images. Notwithstanding the foregoing, changes and alterations to each Entrance Monument that do not materially change the overall conceptual style, design treatment and character shall be permitted.

The developer is requesting replacing the gazebo style entrances with a 2-foot knee wall on both side of the street entrance and a single column sign on the western side of the subdivision along Idlewild Road. The proposed sign will be constructed of a stone base and column with a single hanging Creek Bend identifier attached (see attached photo and drawings).

Signage in packet is for depiction only. Signage will need to meet Matthews Unified Development Ordinance Section 608 and will be permitted separately.

Proposal/Solution:

The Planning Board voted unanimously to recommend approval of the requested entrance monument and signage.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Economic Development/Land Use Planning

Recommended Motion/Action:

Approve Creek Bend Subdivision Administrative Amendment request for change of entrance monuments to knee walls and monument sign.

**STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues**

ADMINISTRATIVE AMENDMENT ___Creek Bend Entrance Monument

Matthews Planning Board adopts the checked statement below:

A) X The requested zoning action, as most currently amended, is **approved**, and has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)) as follows:

it supports the economic viability of the Creek Bend Subdivision.

It is reasonable because there is no significant impact to neighboring properties and allows for similar signage allowed in subdivisions throughout Matthews

OR

B) The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other document(s)) as follows:

The changes to the proposed entrance monuments adversely affect the overall design intent from the 2017 rezoning and thus found to be inconsistent.

*(Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence).
Reasons given for a zoning request being "consistent" or "not consistent" are not subject to judicial review.)*

Date July 13, 2020

LandInvestmentResources

COMPREHENSIVE LAND CONSULTING

June 12, 2020

Ms. Mary Jo Gollnitz
Senior Planner/Zoning Administrator
Town Of Matthews
232 Matthews Station Street
Matthews, NC 28105

Good Afternoon Ms. Gollnitz

As we have spoken about several times, we would like to request a change to the entrance features previously proposed for the Creek Bend subdivision. As is well know there was a number of ownership changes with the previous builder we were under contract with, and they ultimately terminated the contract. Shortly thereafter we signed a new agreement with Century Homes, whom we brought back in to approve elevations. Century seems to have developed a good reputation in the Town.

As a part of our agreement there were also some changes they have requested to the original 'gazebo' features proposed for the front entrance. In a simple statement, they believe that those structures are too involved for the narrow entrance areas, and would pose a potential safety hazard. In addition, they believe that the homeowners in this small community will be very sensitive to the high costs involved in the maintenance, repair and liability of those structures. There is also a concern about non-residents utilizing or vandalizing them.

Accordingly, we are requesting a change to simpler, more traditional entrance features. Apologizing in advance for the somewhat simple nature of the exhibits, we have tried to get this submitted in time to have it approved prior to their closing. Attached is a basic sketch showing the approximate location of two low 2 foot tall curved stone walls. These will be located behind the sight triangles in the strip of land between the Idlewild right of way and the side yards of Lots 1 and 29. They will not impede the view of Idlewild Road.

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3440 Toringdon Way
Suite 205
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28277

Behind the westernmost wall will be a stone post with a hanging wooden sign indicating the name of the community. A photograph of this is also enclosed. None of the required landscaping (as shown on the third attachment) would be affected by these features, and they would not encroach on the adjacent lots.

Please let me know if you have any further questions regarding this request.

With Best Regards,



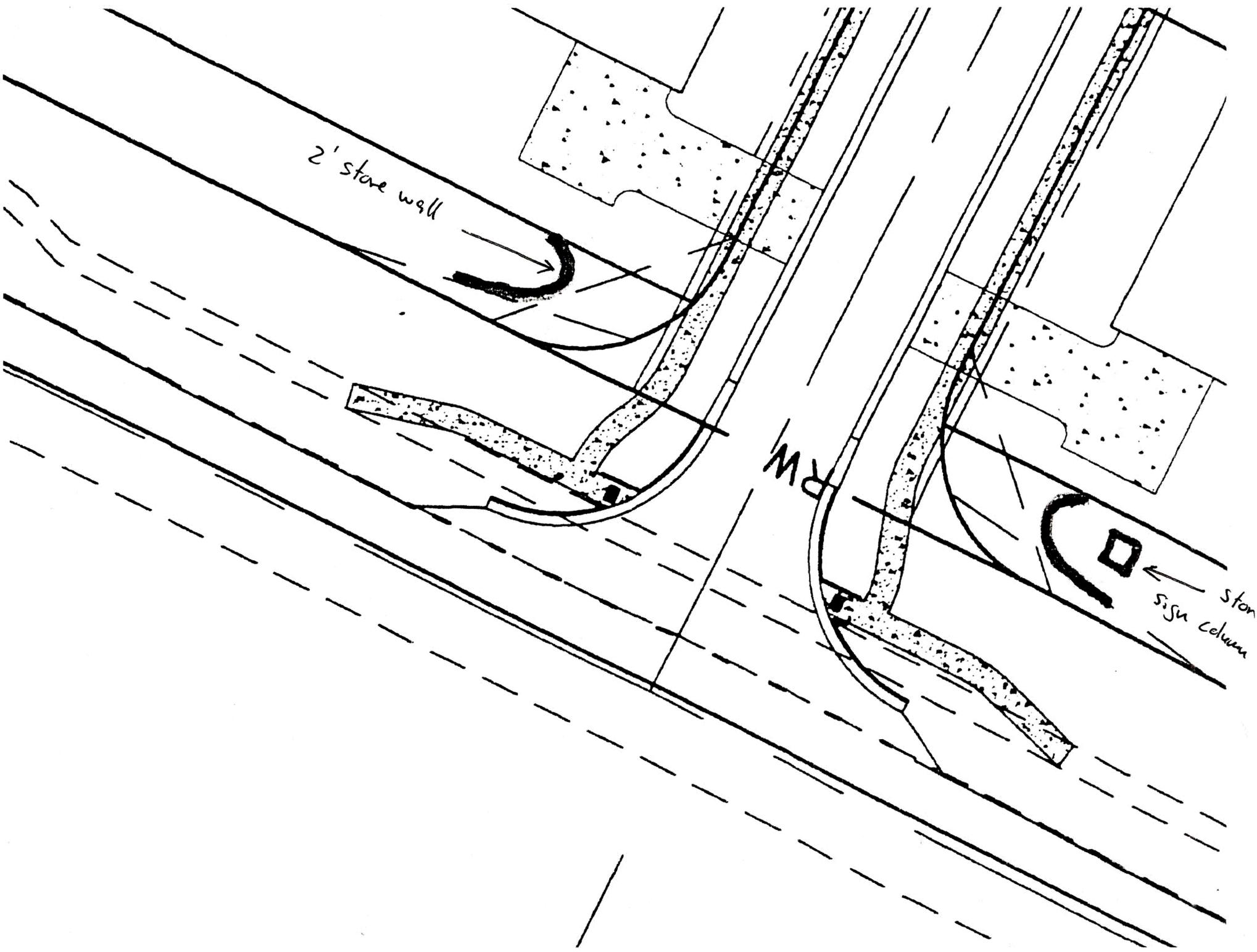
Philip M. Hayes

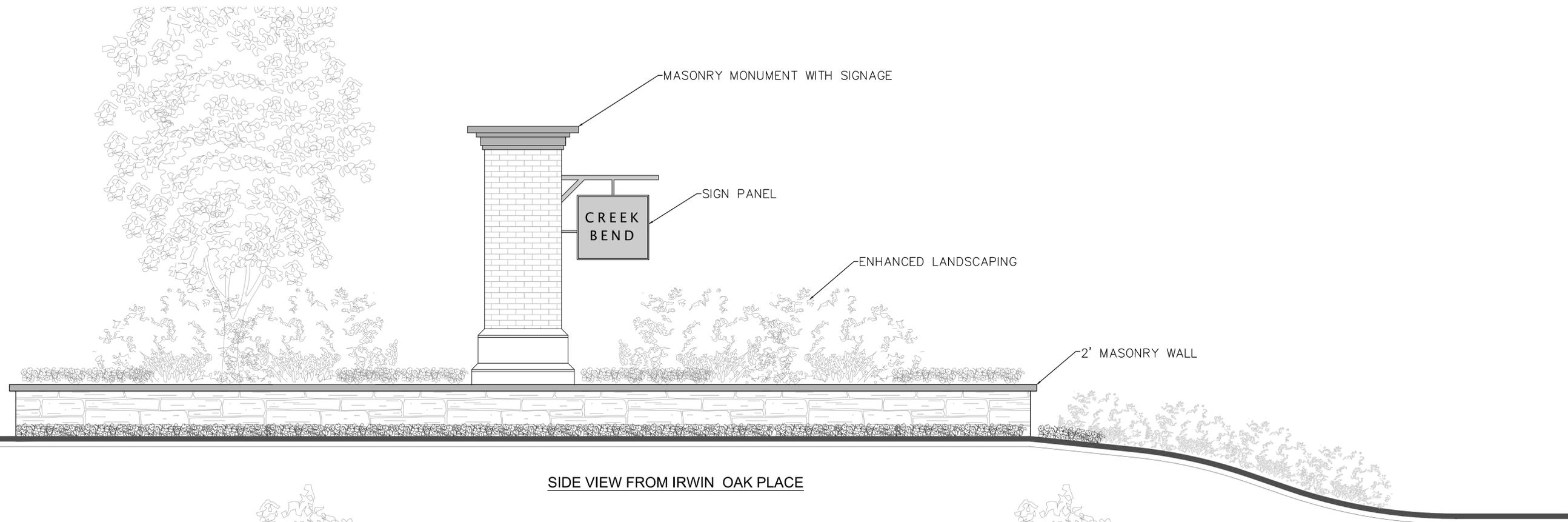
President

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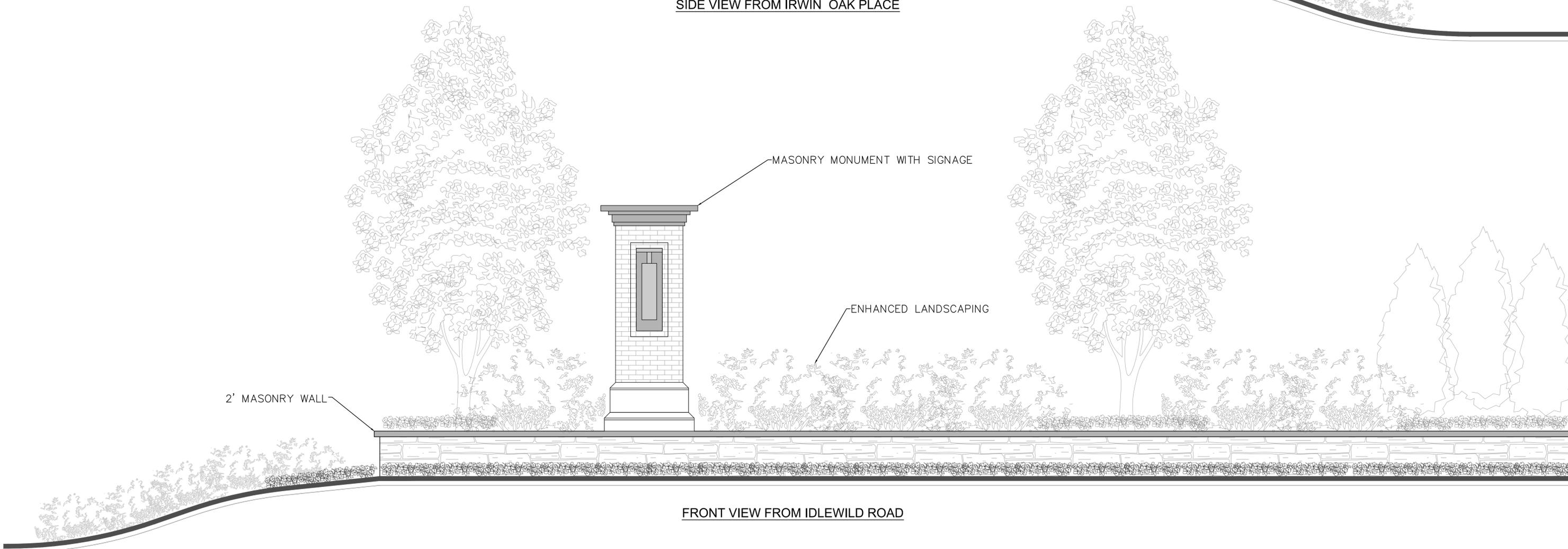


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SIDE VIEW FROM IRWIN OAK PLACE



FRONT VIEW FROM IDLEWILD ROAD

CREEK BEND

MATTHEWS, NORTH CAROLINA

Entrance Will Have Distinctive, Rustic
'Retreat' Style Amenities



Representative Styles – Similar
To Features Planned At Entry



A stone pillar with a wooden crossbar supporting a sign that reads "MARVIN CHASE". The pillar is constructed from stacked, irregular stones in shades of tan and brown. A thick wooden beam is mounted horizontally across the pillar. A rectangular sign with a white background and a dark border is suspended from the beam. The sign features the text "MARVIN CHASE" in a bold, serif font. The scene is set outdoors with trees and a road in the background.

*MARVIN
CHASE*

