Agenda Item: Plantation Estates Building Elevations and Amenities

TO: Mayor and Board of Commissioners
FROM: Mary Jo Gollnitz, Senior Planner
DATE: April 3, 2020

Background/Issue:

At the July 14, 2014 Town Board meeting, rezoning and build-out plans for Plantation Estates application 2013-608 was approved. As part of the development plans, Note 3.1 states: “Future Development Areas shown on the Site Plan will be subject to Town Board approval.”

Bluewater Design-Build, LLC is requesting elevation approval for a proposed rest room/storage building within one of the “future development areas” shown on the approved rezoning plans.

Applicant submitted similar plans in November 2019 that were denied. The Board was concerned about noise to the adjacent property owners, lighting, vegetation removal/screening and hours of access to the facilities.

Plantation Estates is proposing to add an AcoustiFence around the tennis/pickle ball court. Information regarding this fence and how it reduces the noise levels is attached.

Additional information:
- There will be an approximate 125’ depth tree buffer between the amenities and Eden Hall Subdivision
- A 50’ depth tree and shrub buffer will be along Fullwood Lane.
- Rest room/storage facility will be approximately 1,000 square feet one story building.
- Building will be located in the northwest corner of the development closest to Eden Hall and Fullwood Lane.
- The building will accommodate residents while they are at the proposed adjacent tennis/pickle ball court.
- Per 2013-608 rezoning requirements, brick or stone will be used on a minimum of 50% of the combined total area of the building; general mass scale and configuration, and architectural character of the buildings will be maintained.
- There will be one tennis court that will be stripped to accommodate 2 pickle ball courts.
- A 12’ tall chain link fence is being proposed around the tennis court with the addition of an 8’ AcoustiFence noise barrier.
- Parking for residents and Plantation Estates buses will also be installed.
- All landscape buffers, building setbacks, and parking requirements in Matthews UDO will have to be met as part of the permitting process.

Proposal/Solution:

The proposed new building meets the requirements set out in the approved rezoning 2013-608.

Financial Impact:

None
Related Town Goal(s) and/or Strategies:

Economic Development/Land Use Planning

Recommended Motion/Action:

Approve Plantation Estates rest room/storage building elevations, parking, and tennis/pickle ball court based on submitted plans.
STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues

BUILDING ELEVATION AND AMENITIES Plantation Estates

Matthews Town 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 and available recreational services for residents at Plantation Estates.

   The site plan modifications, building square footage and architectural revisions are consistent with the general vision from the original rezoning plan approved in 2014.

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 site plan and building design adversely affect the overall design intent from the 2014 rezoning and are 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 ____April 13, 2020__________________
March 17, 2020

PLANTATION ESTATES SITE - ADMINISTRATIVE AMENDMENT REQUEST

Project: Plantation Estates Property Rezoning Change
733 Plantation Estates Drive, Matthews, NC 28105
BWDB Project No. – 001-03-010

Subject: Town of Matthews Rezoning Drawing Change Request
Matthews Rezoning Application # 2013-608

To: Mary Jo Gollnitz, CZO – Zoning Administrator
Jay Camp, AICP – Planning Director

From: Bob Romano, AIA – BWDB Project Manager

Dear Mary Jo,

ACTS Retirement Life Communities and Bluewater Design-Build respectfully request that the Matthews Rezoning Application # 2013-608, approved on 7-3-2014, be allowed to change as follows:
The RZ-1, RZ-3, Site & Building Exhibit (5) drawings dated 3-6-20 show a Resident Amenity Area in the “Future Development” area located at the northeast corner of the Plantation Estates CCRC.

The amenity area includes a tennis court, with additional line striping for two pickle ball courts, surrounded by backstop fencing covered with an acoustic fabric, a resident and bus parking lot, and a rest room and storage building. The exterior elevation of the building will consist of at least 50% brick that would blend with the existing apartment building elevations. The amenity area would be landscaped to provide screening. Any site lighting would comply with Matthews’ Site Lighting Ordinance. The sport court play time hours would be restricted between 8am-9pm daily.

Thank you for accepting this letter and attached drawings for this Administrative Change Request per UDO 155.401.5 at A.1. Please contact me at 704-685-1825, or B.Romano@BluewaterDB.com.

Respectfully Submitted,
Bluewater Design-Build, LLC

Robert J. Romano, AIA

Robert J. Romano, AIA, NCARB, A-DBIA, CCCA, EDAC, LEED AP
Program Manager

Cc: Steve Messer, ED – ACTS Plantation Estates CCRC
Patrick Picciocchi, ED – ACTS Plantation Estates CCRC
Dale Chesley- ACTS Director of Special Projects
Tom McCrory, ASLA – Landworks Design Group
March 17, 2020

PLANTATION ESTATES – ADMINISTRATIVE AMENDMENT REQUEST

Project: Plantation Estates – Amenity Area Rezoning
733 Plantation Estates Drive, Matthews, NC 28105
BWDB Project Number – 001-03-009

Subject: Town of Matthews Rezoning Drawing Change Request
Matthews Rezoning Application # 2013-608 – Amenity Exhibit

To: Mary Jo Golnitz – Zoning Administrator
Jay Camp – Planning Director

From: Bob Romano, AIA – BWDB Project Manager

Dear Mary Jo,

ACTS Retirement Life Communities and Bluewater Design respectfully submit this Product Exhibit to the Town Board regarding the PE Rezoning Amenity Area. ACTS is planning to surround most of the proposed Tennis / Pickleball Court with this AcoustiFence Noise Reduction barrier product:

AcoustiFence® Pickleball Court Noise Reduction

Pickleball Noise Problem Solved – Country Roads RV Property Owners Association, Inc. recently purchased and installed Acoustifence® on the Pickleball court within our community. Since being installed only a few years ago, the Pickleball court had been considered a nuisance by some of the nearby residents because of the sound that the paddle makes when hitting the ball. Pickleball is a mixture of badminton and tennis, however the ball is a large type of wiffle-ball.

The Board of Directors saw the need to keep the game because of its growing popularity and abate the noise for the neighboring homes. In researching on the Internet, a Board member found the website for Acoustiblok, Inc. After much research the Board of Directors voted unanimously to purchase and install the Acoustifence. Upon installation the neighboring homes noticed a considerable reduction of the repetitive ball play.

With our close proximity to Phoenix, Arizona, other communities have asked to see and test for themselves the Acoustifence product. I have attached to our testimony the correspondence from Bill Booth, President of The USA Pickleball Association.™ I can attest that Acoustifence material can be easily blended into the aesthetics particularly if you have existing wind screens and does abate any noise pollution. Feel free to contact me personally if you have any questions about our Community’s experience. Sincerely, Melissa Wood, CAAM®. Community Association Manager.
The homeowner with the most complaints and living closest to the courts reports a significant reduction in sound level. He said that his wife often does not realize that they are playing on that court. The homeowner was very friendly, assisted with the test and monitored the results.

The homeowner had a theory that the sound would be louder at his home if the hits were not so close to the sound curtain. Therefore, we made several hits at the other end of the court, 90 feet from the home. His theory did not prove correct with an average reading of 52.8db. Ambient sound levels were in the range of 47-51db if we waited for quiet periods when there was no aircraft noise, traffic noise or voices. At other times, ambient noise significantly exceeded paddle noise. We have the homeowner’s contact information if necessary.

AcoustiFence has an acoustical performance of STC 28, which gives you a transmission loss of 28dB through the material. It is worth noting that the level of attenuation of all outdoor barriers is affected by a variety of factors including end diffraction, angle of diffraction, wind direction, humidity and temperature. Solved - With an average reduction of 11.8 decibels, it is likely that the AcoustiFence will result in at least a 50% reduction to sound experienced by nearby homeowners. AcoustiFench is only 1/8” thick and comes in standard sizes of 6’-0” x 30’-0” long rolls for fencing.
# NOISE LEVEL dB CHART

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<tr>
<th>dB</th>
<th>Description</th>
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<tbody>
<tr>
<td>0</td>
<td>healthy hearing threshold</td>
</tr>
<tr>
<td>10</td>
<td>a pin dropping</td>
</tr>
<tr>
<td>20</td>
<td>rustling leaves</td>
</tr>
<tr>
<td>30</td>
<td>whisper</td>
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<td>40</td>
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<td>75</td>
<td>toilet flushing</td>
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<td>80</td>
<td>alarm clock</td>
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<td>85</td>
<td>passing diesel truck</td>
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<td>90</td>
<td>arc welder</td>
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<td>95</td>
<td>belt sander</td>
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<tr>
<td>100</td>
<td>motorcycle (riding)</td>
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<tr>
<td>105</td>
<td>sporting event</td>
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<tr>
<td>110</td>
<td>rock band</td>
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<tr>
<td>115</td>
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</tr>
<tr>
<td>120</td>
<td>thunderclap</td>
</tr>
<tr>
<td>125</td>
<td>balloon popping</td>
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# NOISE PERCEPTION LOUDNESS dB CHART

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<tr>
<th>Level Change</th>
<th>Perceived Loudness</th>
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<tbody>
<tr>
<td>+ 20 dB</td>
<td>4.000</td>
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<tr>
<td>+ 10 dB</td>
<td>2.000 *</td>
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<tr>
<td>+ 6 dB</td>
<td>1.516</td>
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<tr>
<td>+ 3 dB</td>
<td>1.232</td>
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<tr>
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<td>- 3 dB</td>
<td>0.812</td>
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<tr>
<td>- 6 dB</td>
<td>0.660</td>
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<tr>
<td>- 10 dB</td>
<td>0.500 *</td>
</tr>
<tr>
<td>- 20 dB</td>
<td>0.250</td>
</tr>
</tbody>
</table>

Thank you for assisting us with the PE Amenity Area Rezoning Product Exhibit and confirming its distribution to the Board. Please contact me at 704-685-1825, or B.Romano@BluewaterDB.com.

Respectfully Submitted,
Bluewater Design-Build, LLC

**Bob Romano**

Robert J. Romano, AIA, NCARB, A-DBIA, CCCA, EDAC, LEED AP BD+C
Project Manager

Cc: Tom McCrory, ASLA – Landworks Design Group
PLANTATION ESTATES AMENITY AREA – REST ROOM / STORAGE BUILDING RENDERINGS
REZONING APPLICATION # 2013 – 608 / ADD SITE AMENITY & BUS PARKING AREA 3-6-20

STORAGE SIDE – NORTH VIEW TRAVELING SOUTH ON FULLWOOD LANE

REST ROOM SIDE / BUS – SOUTH VIEW TRAVELING NORTH ON FULLWOOD LANE

NOTE: BOTH OF THESE VIEWS FROM FULLWOOD LANE WILL BE SCREENED BY THE 50’-0” TREE & SHRUB BUFFER BETWEEN THE AMENITY AREA & FULLWOOD LANE

NOTE: ACOUSTIFENCE FABRIC APPLIED TO THE 8’-0” HIGH CHAIN LINK FENCE THAT SURROUNDS THE TENNIS COURT / PICKLE BALL COURTS BEYOND THE BUILDING
PLANTATION ESTATES AMENITY AREA – REST ROOM / STORAGE BUILDING RENDERINGS

REST ROOM FRONT VIEW FROM PARKING LOT DRIVEWAY

REST ROOM SIDE VIEW FROM TENNIS COURT AMENITY AREA

STORAGE FRONT VIEW FROM EDEN HALL NEIGHBORHOOD
THIS VIEW SCREENED BY THE 50'-0" TREE & SHRUB BUFFER

REST ROOM / STORAGE BUILDING FLOOR PLAN & SITE AREA
THE FINAL BUILDING FLOOR PLAN SHALL BE 1,000 SF MAX.
REZONING SUBMITTAL
PLANTATION ESTATES
CONTINUING CARE RETIREMENT COMMUNITY
MATTHEWS, NORTH CAROLINA