Agenda Item: Administrative Amendment – Entrance Monument

DATE: June 23, 2020  
RE: Creek Bend  
FROM: Mary Jo Gollnitz, Planner II

Background/Issue:

Under approved Rezoning Application 2017-661, Land Investment Resources, LLC (now Creek Bend Subdivision) conditional note #10 Entrance Monuments/Street Frontage Fence states:

A. “Applicant shall install a monument on each side of the vehicular access into the Rezoning Site in the locations generally depicted on the Rezoning Plan (the “entrance Monument”). The actual location of each Entrance Monument is subject to minor modifications during the design review and permitting process.”

B. 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 of 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.

Matthews Planning staff is of the opinion that the new proposed monument sign does not meet the intent of approved conditional Notes #10.A and B.

The original proposed and approved Entrance Monument is a rustic gazebo style design with roof and seating capacity (see attached). The proposed revised subdivision shows a 2-foot knee wall on both sides 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).

Matthews UDO provides three levels of approvals for Administrative Amendments; staff review, Planning Board Action, and Board of Commissioners action. Because the Entrance Monuments are an intricate part of the subdivision design and streetscape, staff believes that the changes should be reviewed by the Planning Board for a recommendation to the Commissioners. The Board of Commissioners then can take action at their July 13, 2020 meeting.

If the Planning Board wishes to take action, the Statement of Consistency and Reasonableness is provided for your convenience.
ADMINISTRATIVE AMENDMENT---Creek Bend Entrance Monument

Matthews Planning Board makes the following 2 conclusions:

1)  __X__ 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

   __X__ 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)  __X__ 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 impact to neighboring properties and still allows for subdivision signage.

   OR

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

   Because the proposed monument does not meet the rustic design that was approved in the original rezoning of 2017-661.

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

Decision Date  ___June 23, 2020

TnBd consist&reason 2016
Entrance Will Have Distinctive, Rustic ‘Retreat’ Style Amenities

Representative Styles – Similar To Features Planned At Entry
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 we 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.
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