

Agenda Item: Administrative Amendment – Matthews United Methodist Church - Columbarium

TO: Planning Board
FROM: Mary Jo Gollnitz, Senior Planner
DATE: May 27, 2020

Background/Issue:

Matthews United Methodist Church is requesting an Administrative Amendment to their approved site plan of 2001. At that time, the property was rezoned to R/I (CD) (Residential/Institutional Conditional District) showing future expansion areas.

Additional information about the changes:

- A “stair step” brick wall will serve as a boundary between the memorial garden and the church. The brick wall will be 5’ in height on either end and increase to 7’ in the center.
- A single niche will be against the wall as part of the initial phase of development and a double niche placed towards north side of the property.
- Future phases will have a second double niche directly across from initial double niche toward the south. The final expansion will include 2 more double niches across from the wall (see attached).
- A fountain in the center of the memorial will be installed, along with walkways from the northwest parking lot and within the garden area.
- A metal fence with column partitions will surround 3 sides of the memorial garden. Outside the fence will be a mix of boxwood shrubs and flowering camellias to soften the area.
- Additional landscaping will also be installed on the interior of the memorial garden.
- Columbarium are allowed by right in the R/I district under prescribed conditions of Section 155.506.15 of Matthews UDO (see attached). Location of proposed memorial garden and columbarium meet the requirements.

Matthews UDO provides three levels of approval for Administrative Amendments: staff review, Planning Board action and Board of Commissioners action.

If the Planning Board wishes to take action, the Statement of Consistency and Reasonableness is provided for your convenience.

Recommended Action

Staff recommends the Planning Board review the proposed site change request and approve the addition of a memorial garden with columbarium at the Matthews United Methodist Church campus.

**SUGGESTED
STATEMENTS OF CONSISTENCY AND REASONABLENESS
Final Decisions on Zoning-Related Issues**

ADMINISTRATIVE AMENDMENT Matthews United Methodist Church Columbarium & Memorial Garden

Matthews Planning Board makes the following 2 conclusions:

1) 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

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) 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 traffic impact to the area and it provides an additional service that is common within religious campus facilities. It allows a use that is permitted by right within the Residential/Institutional zoning district.

OR

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

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

Decision Date May 27, 2020

155.506.13 Cemeteries, Mausoleums, Columbarium, and Crematorium.

- A. Private or public cemeteries, as a stand-alone use or in association with a place of worship, may be permitted in or near residential neighborhoods, in the R-20, R-15, R-12, R-9, R/I, CrC, O, R-VS, SRN, and C-MF districts, when meeting the following criteria.
- B. STANDARDS.
 - 1. Tombstones, monuments, and open wall columbarium must be located at least twenty five feet (25') from any side or rear lot line which adjoins lots in a residential area and at least ten feet (10') from any side or rear lot line which adjoins all other properties. In any case, they must be at least forty feet (40') from any street right-of-way.
 - 2. Buildings for the maintenance, management, rent, or sale of cemetery lots, burial or remembrance sites, mausoleums, crypts, and columbarium within enclosed structures must be located at least one hundred feet (100') from any lot lines which adjoin lots in a residential area. Otherwise any such buildings must conform to the requirements for principal uses in the district where they are located. **[formerly known as § 153.189]**
- C. CREMATORIUM.
 - 1. Crematorium are allowed per NCGS 90-210.123 (a) and (b) on the same lot as a funeral home or cemetery, or on a parcel adjacent to a cemetery or funeral home use.
 - 2. When on the same lot as a cemetery in any of the districts listed above at 155.506.13.A., the crematorium shall be a minimum of four hundred feet (400') from any adjacent residential dwelling unit.
 - 3. When a cemetery is on property zoned one of the districts listed in 155.402.13.A. above, a crematorium may be located on an adjacent parcel zoned as a commercial or industrial district of B-1, B-3, B-D, B-H, I-1, I-2, or B-1SCD.
 - 4. Crematorium may be allowed in association with a cemetery or funeral home or as a stand-alone use in other districts as listed in the Tables of Allowed Uses at 155.505. (Am. Ord. 2188, passed 11-14-16)



Matthews United Methodist Church

801 South Trade Street

Matthews, NC 28105

April 27, 2020

Dear Town of Matthews Planning Board,

Thank you for your valuable time in allowing me to present our dream ministry of a Memorial Garden/ Columbarium for Matthews United Methodist Church. Please let me introduce myself. I am Mary Ayers and a member of Matthews United Methodist Church. I am longingly waiting to place my deceased husband in his final resting place in the proposed memorial garden.

As you may know, there are many churches in the Matthews/Charlotte area who already have memorial gardens/ columbariums on their campuses for several years. Also, as stated by the National Funeral Directors Association, cremation accounts for 50% of services in 2016 and they estimate that in the year 2020 the figure will be 55%, and increase to 70% by 2030. Because of these reasons, we hope to have this ministry for our church members.

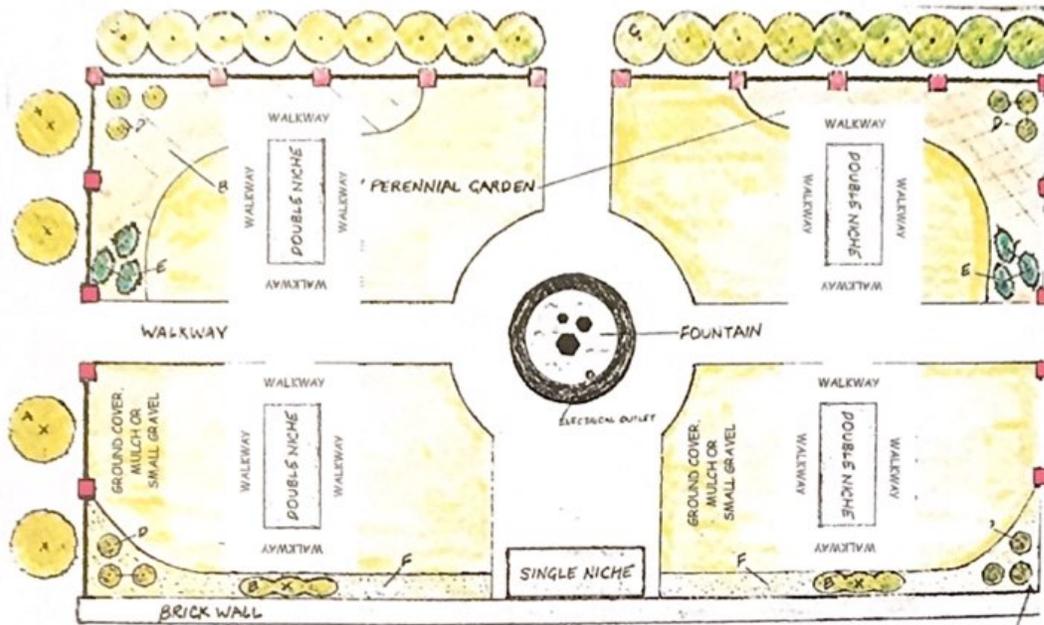
Our dream began about three years ago when David Bigham and I went to the Trustees of our church with our idea and dream. They were very excited and wishful for this to happen. A committee was formed and we have diligently worked and researched the very best location, the correct size, the most beautiful landscaping, the correct lighting and water source for this project. Thankfully we have had knowledgeable people willing to help and advise us along the way. All plans have been presented to, discussed with, and reviewed many times and unanimously voted on by the Matthews United Methodist Church's Board of Trustees, the Administrative Council, and our Senior Pastor Charles Wilson. We have 51 families in the church who have signed letters of intent expressing a desire for niches and/ or memorials as well as financial support. At this time, we have enough commitments from these families to underwrite this ministry.

I have included several pictures and diagrams to share our plan and visions. I will, along with David Bigham, gladly answer any questions you may have.

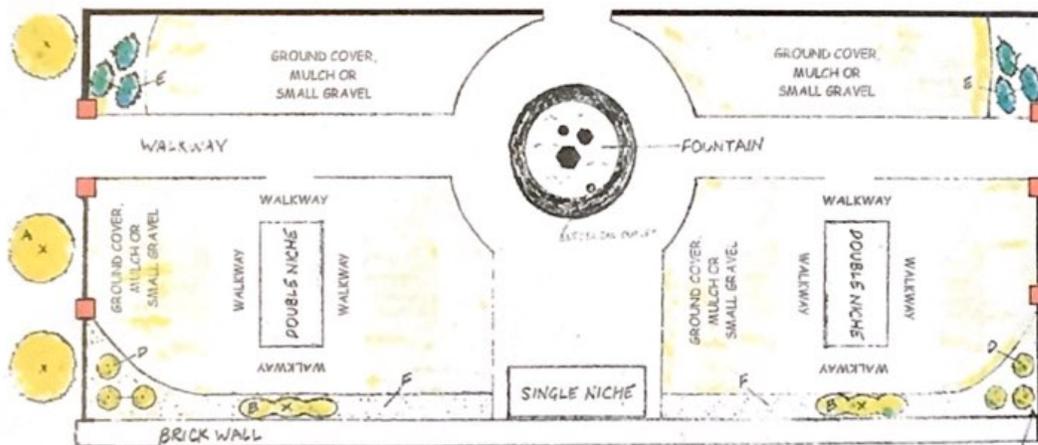
Thank you for your thoughtful consideration to our ministry,

Mary E Ayers

c. 704-661-3860



Full Layout (Future Expansion)

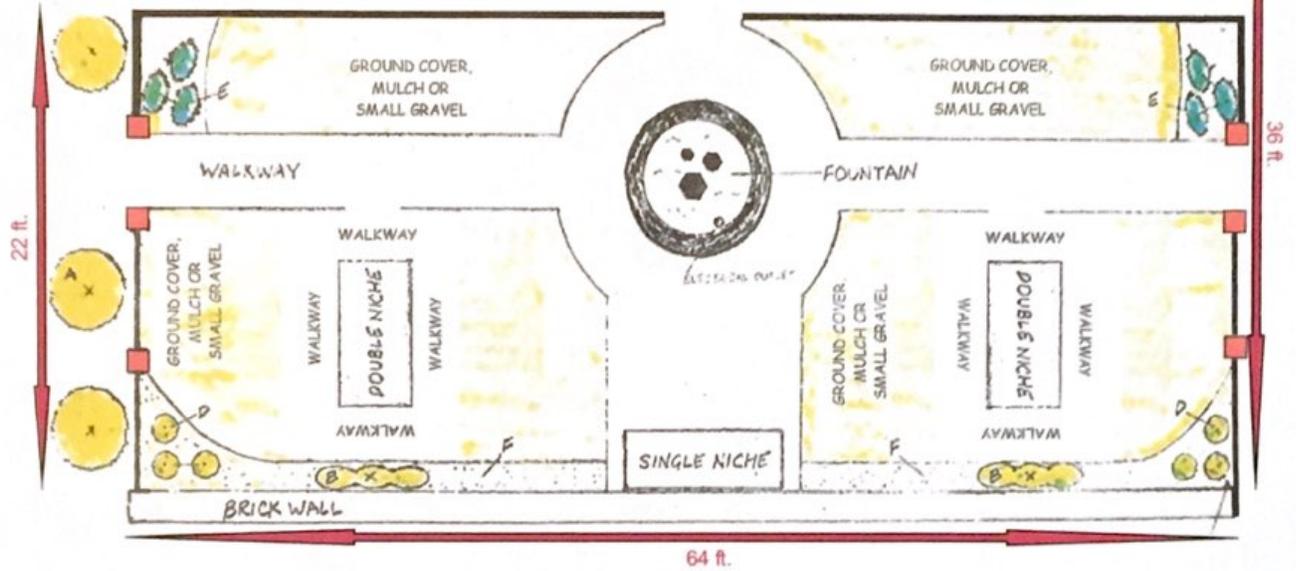


Reduced Layout (Initial Construction)

The initial construction will have one double niche unit (shown on the left in the picture above) and one single niche unit in the middle of the brick wall. A second double niche will be added on the right side as soon as funds permit.



Future Expansion Space



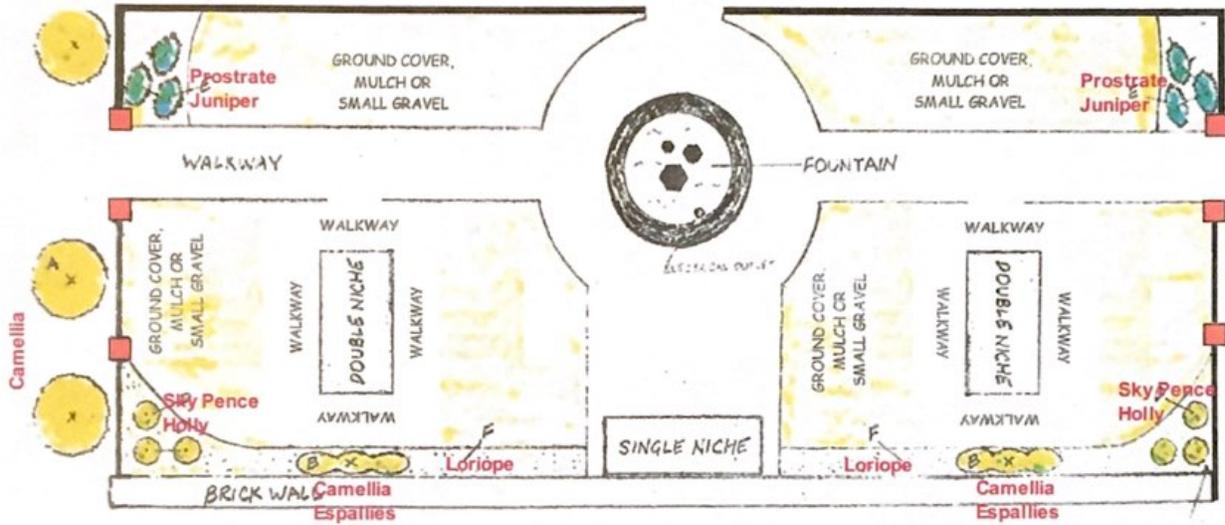


Korean Boxwood



Korean Boxwood

Future Expansion Space

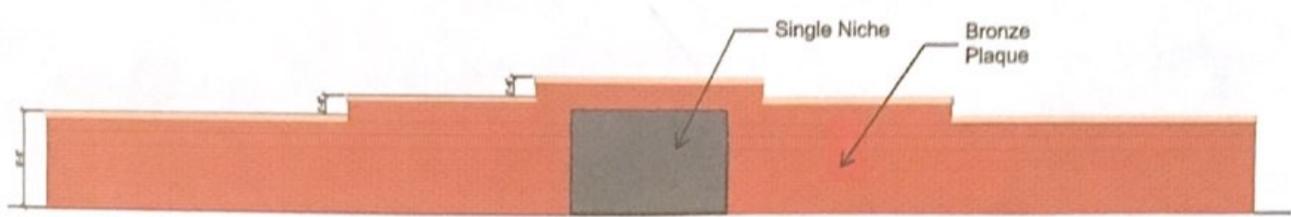




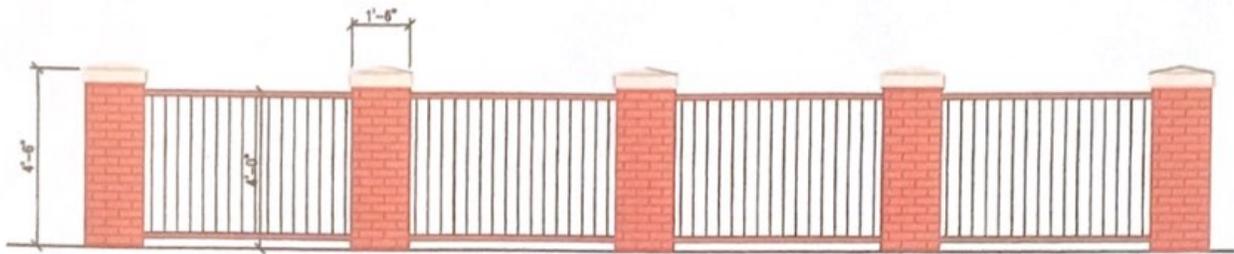
Brick Wall

Rear of Sanctuary

The 64 ft. long brick wall will be on the west side of the garden closest to the rear wall of the Sanctuary building.



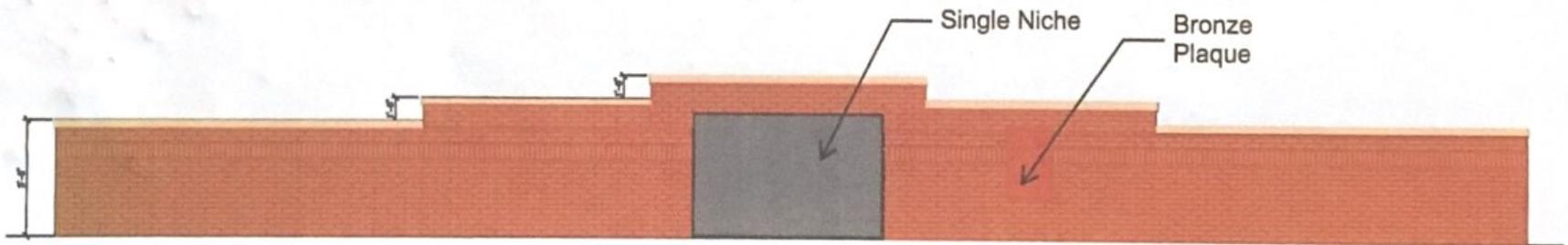
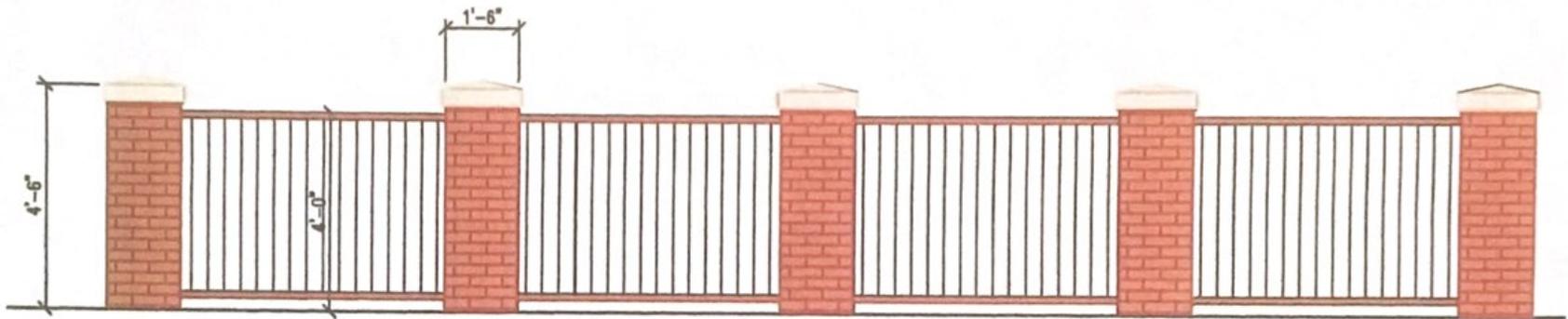
Brick Wall (64 ft. long; 7 ft. high in middle; 5 ft. high on ends)



Fence (54" tall brick columns with 48" metal fence panels)

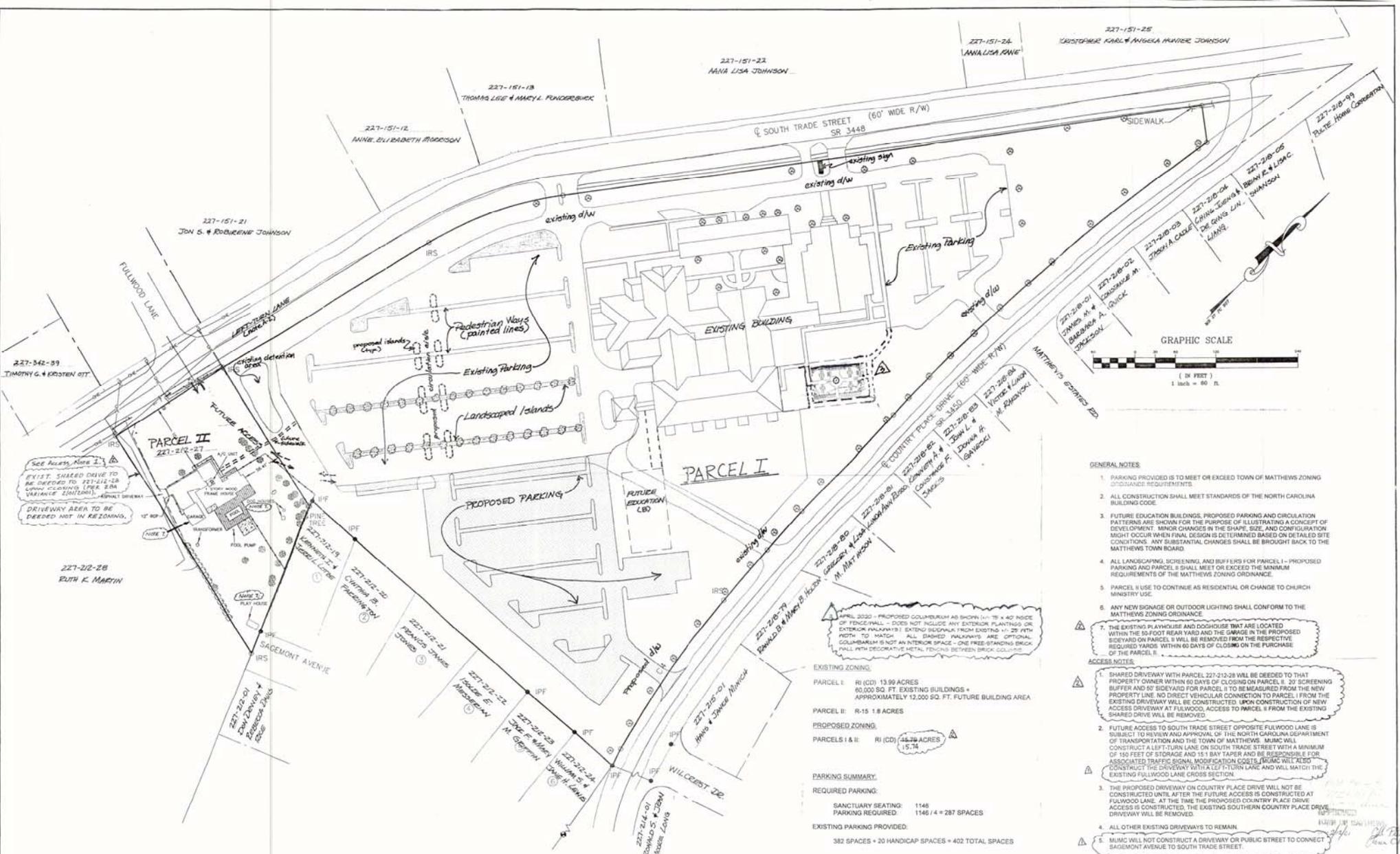


For the reduced layout, the fence along the east side of the garden will not have brick columns. When the garden is expanded, the new fence will have the brick columns and metal fence panels.



Double Niche 100-1/4"L x 64-3/4"H x 39"D





- GENERAL NOTES**
1. PARKING PROVIDED IS TO MEET OR EXCEED TOWN OF MATTHEWS ZONING CIRCULARIZATION REQUIREMENTS
 2. ALL CONSTRUCTION SHALL MEET STANDARDS OF THE NORTH CAROLINA BUILDING CODE
 3. FUTURE EDUCATION BUILDINGS, PROPOSED PARKING AND CIRCULATION PATTERNS ARE SHOWN FOR THE PURPOSE OF ILLUSTRATING A CONCEPT OF DEVELOPMENT. MINOR CHANGES IN THE SHAPE, SIZE, AND CONFIGURATION MIGHT OCCUR WHEN FINAL DESIGN IS DETERMINED BASED ON DETAILED SITE CONDITIONS. ANY SUBSTANTIAL CHANGES SHALL BE BROUGHT BACK TO THE MATTHEWS TOWN BOARD.
 4. ALL LANDSCAPING, SCREENING, AND BUFFERS FOR PARCEL I - PROPOSED PARKING AND PARCEL II SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE MATTHEWS ZONING ORDINANCE.
 5. PARCEL II USE TO CONTINUE AS RESIDENTIAL OR CHANGE TO CHURCH MINISTRY USE.
 6. ANY NEW SIGNAGE OR OUTDOOR LIGHTING SHALL CONFORM TO THE MATTHEWS ZONING ORDINANCE.
- ACCESS NOTES**
1. THE EXISTING PLAYHOUSE AND DOORHOUSE THAT ARE LOCATED WITHIN THE 50-FOOT REAR YARD AND THE GARAGE IN THE PROPOSED SIDEYARD ON PARCEL II WILL BE REMOVED FROM THE RESPECTIVE REQUIRED YARDS WITHIN 60 DAYS OF CLOSING ON THE PURCHASE OF THE PARCEL II.
 2. SHARED DRIVEWAY WITH PARCEL 227-212-28 WILL BE DEEDED TO THAT PROPERTY OWNER WITHIN 60 DAYS OF CLOSING ON PARCEL II. 20' SCREENING BUFFER AND 60' SIDEYARD FOR PARCEL II TO BE MEASURED FROM THE NEW PROPERTY LINE. NO DIRECT VEHICULAR CONNECTION TO PARCEL I FROM THE EXISTING DRIVEWAY WILL BE CONSTRUCTED. UPON CONSTRUCTION OF NEW ACCESS DRIVEWAY AT FULLWOOD, ACCESS TO PARCEL II FROM THE EXISTING SHARED DRIVE WILL BE REMOVED.
 3. FUTURE ACCESS TO SOUTH TRADE STREET OPPOSITE FULLWOOD LANE IS SUBJECT TO REVIEW AND APPROVAL OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE TOWN OF MATTHEWS. MUMC WILL CONSTRUCT A LEFT TURN LANE ON SOUTH TRADE STREET WITH A MINIMUM OF 150 FEET OF STORAGE AND 15' BAY TAPER AND BE RESPONSIBLE FOR ASSOCIATED TRAFFIC SIGNAL MODIFICATION COSTS. TRUCK WILL ALSO CONSTRUCT THE DRIVEWAY WITH A LEFT TURN LANE AND WILL MATCH THE EXISTING FULLWOOD LANE CROSS SECTION.
 4. THE PROPOSED DRIVEWAY ON COUNTRY PLACE DRIVE WILL NOT BE CONSTRUCTED UNTIL AFTER THE FUTURE ACCESS IS CONSTRUCTED AT FULLWOOD LANE. AT THE TIME THE PROPOSED COUNTRY PLACE DRIVE ACCESS IS CONSTRUCTED, THE EXISTING SOUTHERN COUNTRY PLACE DRIVE DRIVEWAY WILL BE REMOVED.
 5. ALL OTHER EXISTING DRIVEWAYS TO REMAIN.
 6. MUMC WILL NOT CONSTRUCT A DRIVEWAY OR PUBLIC STREET TO CONNECT SAGEMONT AVENUE TO SOUTH TRADE STREET.

EXISTING ZONING

PARCEL I: RI (CD) 13.99 ACRES
60,000 SQ. FT. EXISTING BUILDINGS + APPROXIMATELY 12,000 SQ. FT. FUTURE BUILDING AREA

PARCEL II: R-15 1.8 ACRES

PROPOSED ZONING

PARCELS I & II: RI (CD) 15.74 ACRES

PARKING SUMMARY

REQUIRED PARKING:
SANCTUARY SEATING: 1148
PARKING REQUIRED: 1148 / 4 = 287 SPACES

EXISTING PARKING PROVIDED:
382 SPACES + 20 HANDICAP SPACES = 402 TOTAL SPACES

REVISION	DATE	BY	DESCRIPTION
1	2/14/21	JL	REVISED PLAN AND NOTES PER ZONING BOARD VARIANCE ORDER 2021-001
2	2/16/21	JL	REVISED GENERAL NOTES AND ACCESS NOTES
3	2/16/21	JL	REVISIONS

Preliminary Plan
Not For Recordation,
Conveyances or Sales

MCKIM & CREED
2300 Serpis Road North, Suite A
Phone: (704)841-2588, Fax: (704)841-2567
Charlotte, North Carolina 28227
ANNON6AT
Internet Site: <http://www.mckimcreed.com>

MATTHEWS UNITED METHODIST CHURCH
ADDITION OF STEVENS PROPERTY

CONCEPTUAL SITE PLAN

DATE: 20 AUG 20	SCALE: 1"=60'	PLAT NUMBER: CP/M
DRAWN: EKL	HORIZONTAL: 1"=60'	SHEET NUMBER: 1
DESIGNED: EKL	VERTICAL: NA	OF: 1
CHECKED: EKL		
PROJ. MGR.: EKL		

STATUS: Preliminary Design
Not Released For Construction

DATE: 20 AUG 20
SCALE: 1"=60'
PLAT NUMBER: CP/M
SHEET NUMBER: 1
OF: 1

STATUS: Preliminary Design
Not Released For Construction