

**MINUTES
PLANNING BOARD
TUESDAY, July 25, 2017
7:00 PM
HOOD ROOM, MATTHEWS TOWN HALL**

PRESENT: Vice-Chairman Kress Query; Members David Wieser, Kerry Lamson, Michael Ham, and Jana Reeve; Alternate Members Mike Foster and Raymond Poyner; Town Attorney Craig Buie; Planning Director Kathi Ingrish; Senior Planner Jay Camp; Administrative Assistant/Deputy Town Clerk Shana Robertson.

ABSENT: Chair Barbara Dement; Town Attorney Charles Buckley; Youth Voice Matheus Sadovsky and Peyton Gates

CALL TO ORDER

Vice-Chairman Kress Query called the meeting to order at 7:02 pm.

Motion by Mr. Ham to add alternate members Mike Foster and Raymond Poyner as voting members. Kerry Lamson seconded and the motion was unanimously approved.

APPROVAL OF THE MINUTES

Mr. Lamson motioned to approve the minutes of the June 27, 2017 Planning Board meeting. The motion was seconded by David Wisser and unanimously approved.

PUBLIC IMPROVEMENT VARIANCES – Zoning App 2017-661, 10816 Idlewild Rd, Revise Connectivity Index Requirement and Maximum Cul-de-sac Length

Senior Planner Jay Camp reviewed the two variance requests related to zoning application 2017-661 saying that the first request was for a reduction to the connectivity standard. Mr. Camp explained that the Town's minimum requirement was 1.3. The applicant had bonuses applied for the proposed ped-bike path of .025 and reductions were also applied for the adjacent development with no street stub-outs and the SWIM buffer. The applicant was asking that the connectivity go from the adjusted 1.225 to 1.025. Mr. Camp explained that the second request was to increase the cul-de-sac length from the R-VS allowed 400 feet to 513 feet.

Mr. Wieser asked if the connectivity was based on two nodes and two links and Mr. Camp said that it was. Mr. Wieser asked about the future greenway being factored in to the bonuses being applied. Brian Graham with Design Resource Group said that because the greenway was not being developed yet that credit was not given but the ped-bike path bonus was given.

Mr. Ham asked how staff viewed the project. Mr. Camp said that the site could be laid out differently with the R-VS zoning by offering smaller lot sizes or alley ways. He added the developer was set on the layout and modifications would be difficult at this point.

Mr. Query asked if a change in the plan would affect the green space area. Mr. Camp said that it could and the developer is wanting to preserve as much of the green space area possible.

Mr. Foster asked if the cul-de-sac length was the length of the road plus the depth of the cul-de-sac and Mr. Camp said that it was based on the center point of closest intersection to center point of turnaround.

Ms. Reeve asked what the reason was of having a 400 foot maximum. Mr. Camp explained the purpose and intent of the R-VS district was for developments to be more non-traditional with a street grid layout.

Mr. Lamson asked if the zoning stayed at R-15 would the cul-de-sac length be compliant and Mr. Camp said it would. Mr. Lamson said that many factors such as the wildlife habitat, green space, and bike paths merit consideration of variance approval. He asked Mr. Camp how many R-VS neighborhoods were in Matthews and Mr. Camp said that since the designation of R-VS in 1999 there were about a dozen. Mr. Lamson asked if any had done something like

the current application. Ms. Ingrish said that at Sardis and Highway 51, there was a seven house neighborhood with shared drive and the new development of Fullwood Station. She added that the Town policies and code discouraged the use of cul-de-sacs unless there was no other options.

Mr. Ham said that the development could not connect to the existing neighborhoods, the park, or have two entrances on Idlewild Road and he felt the neighborhood was consistent with others in the area. He added that he felt that all they were giving back warranted consideration.

John Carmichael with Robinson Bradshaw reviewed the two requests and was available for questions.

Mr. Lamson asked about the wildlife habitat and the potential access and traffic by nonresidents that could become a nuisance for residents. Phil Hayes with Land Investment Resources said that the area will be owned by the Home Owners Association and would suggest a "protective wildlife habitat" sign.

Mr. Lamson motioned to recommend approval of the two public improvement variances. The motion was seconded by Mr. Poyner

Mr. Query said that he agreed with the approval, felt this upscale development fit well in the community, and he preferred just one entrance from Idlewild Road.

The motion to approve passed unanimously.

STUDENT VOICE UPDATE

Mr. Ham updated the Board on Youth Voice Matheus Sadovsky's progress in implementing his planning project into the area retirement communities. Mr. Ham said that Mr. Sadovsky had requested a Planning Board approval letter that Mr. Ham would draft and made a recommendation that the Board approve the requested letter. All members were in favor.

ADJOURNMENT

Mr. Wieser motioned to adjourn and seconded by Ms. Reeve. The motion passed unanimously. The meeting adjourned at 7:32 pm.

Respectfully submitted,



Shana Robertson
Administrative Assistant/Deputy Town Clerk