

**PLANNING BOARD  
REGULAR MEETING  
TUESDAY, MARCH 26, 2019  
7:00 PM  
HOOD ROOM, MATTHEWS TOWN HALL**

- I. CALL TO ORDER
- II. WELCOME – New Planning Board Alternate Jonathan Clayton
- III. APPROVAL OF MINUTES – February 26, 2019
- IV. Zoning Motion 2019-1 – Tree Text Amendments to UDO
- VI. ADJORNMENT

MEMO

TO: Planning Board Members  
FROM: Jay Camp  
DATE: March 20, 2019,  
RE: March 26<sup>th</sup> Regular Planning Board Meeting

For the second month in a row, we have a very light agenda for the evening! Please don't get used to it though, as we have numerous zoning cases and zoning motions in the pipeline in the coming months.

**Zoning Motion 2019-1** Staff, in conjunction with the Tree and Appearance Board, have created a revised list of allowed trees and shrubs within the Town. The approved tree and shrub list is an integral part of the Landscape Chapter within the UDO. When development occurs, the plant materials within the list dictate what vegetation is used for items such as required street trees, parking lot trees and screening. Mary Jo's memo on the following page provides a further update on revisions that were suggested at the Public Hearing on March 11<sup>th</sup>.

Please be sure to let one of us know if you will be unable to attend next Tuesday's meeting or if you have any questions about the agenda.

**MINUTES  
PLANNING BOARD  
TUESDAY, FEBRUARY 26, 2019  
7:00 PM  
HOOD ROOM, MATTHEWS TOWN HALL**

**PRESENT:** Chairman David Wieser; Vice-Chairman Kerry Lamson; Members Jana Reeve, Mike Foster, Mike Rowan, Larry Whitley, and Natasha Edwards; Alternate Member Scott Query; Youth Voice Matheus Sadvovsky; Acting Town Attorney Craig Buie; Senior Planner Mary Jo Gollnitz; Senior Administrative Specialist /Deputy Town Clerk Shana Robertson.

**CALL TO ORDER**

Chairman David Wieser called the meeting to order at 7:00 pm.

**APPROVAL OF THE MINUTES**

Mike Foster motioned to approve the minutes from the January 22, 2019 Planning Board meeting. Jana Reeve seconded and the motion to approve was unanimous.

**ADMINISTRATIVE AMENDMENT – 3127 Weddington Road, Brace YMCA**

Senior Planner Mary Jo Gollnitz said that the Brace YMCA was requesting to relocate the future playground that was previously approved by the members of Planning Board in April of 2018. Ms. Gollnitz reviewed the requested location of the playground. Landscaping that was not installed in 2018 is now in compliance with the Matthews Unified Development Ordinance. Ms. Gollnitz also noted that three of the storage buildings would be removed and the site would just have two remaining storage building that would include one for the facilities use and the other for the church's use.

Kerry Lamson asked if there would be safety markings between the building and the playground.

Ben Pinegar, Executive Director, Brace YMCA 3127 Weddington Road said that a crosswalk would be painted and bollards were also being considered for safety reasons.

Natasha Edwards asked if any sun protection would be provided and Mr. Pinegar said that the play system was equipped with sun sails.

Mr. Foster made a motion to approve the proposed Administrative Amendment as presented because it is consistent with the Matthews Land Use Plan and reasonable as it left adequate parking. Larry Whitley seconded and the motion passed unanimously.

**ADJOURNMENT**

Mike Rowan motioned to adjourn and Mr. Foster seconded. The motion passed unanimously and the meeting adjourned at 7:08 pm.

Respectfully submitted,

Shana Robertson  
Senior Administrative Specialist/Deputy Town Clerk

## **Agenda Item: Motion 2019-1, Text Amendment to Table of Approved Tree List and Shrub List § 155.606.14.**

**DATE:** March 19, 2019  
**FROM:** Mary Jo Gollnitz, Senior Planner

### **Background/Issue:**

At the Public Hearing on March 11<sup>th</sup>, the Council requested research in the removal of Sweet Gum and Black Gum trees from the approved list. The Appearance/Tree Advisory Committee met on March 18, 2019 to review the requested change.

They recommend that Sweet Gum be replaced with Rotundiloba Sweet Gum which is a “fruitless” tree. The Committee also noted that Black Gum should remain on the approved list because they do not bear fruit (see attached).

### **Proposal/Solution:**

The draft language provided is intended to update the Approved Tree List and Shrub List of Matthews UDO.

### **Recommendation:**

Staff recommends approval of the text amendment as revised. Review Motion 2019-1, Text Amendment to the UDO Table of Approved Tree List and Shrub List § 155.606.14, discuss the revised list and forward a recommendation to Town Council.

TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE

**1. Large Maturing Deciduous Trees**

Recommended for use specifically in the Special Highway Overlay District				
Recommended for all other landscaping applications				
		Common Name	Botanical Name	Mature Height (feet)
◆	◆	Ash, Green*	<i>Fraxinus pennsylvanica</i>	50-60
◆	◆	Ash, White	<i>Fraxinus Americana</i>	50-80
	◆	Baldcypress	<i>Taxodium distichum</i>	50-70
	◆	Basswood	<i>Tilia americana</i>	60-75
◆	◆	Beech, American	<i>Fagus grandifolia</i>	40-60
◆	◆	Birch, Black	<i>Betula lenta</i>	50-60
◆	◆	Birch, River	<i>Betula nigra</i>	40-60
◆	◆	Black Gum*	<i>Nyssa sylvatica</i>	30-50
◆		Sweet Gum <del>Rotundiloba</del>	<del>Nyssa Liquidambar</del> <i>sylvatica</i>	20-50
◆		Black Walnut	<i>Juglans nigra</i>	20-50
	◆	Cherry, Japanese	<i>Prunus subhirtella</i>	20-50
	◆	Chinese Elm & B Hybrids	<i>Ulmus parvifolia</i>	30-60
	◆	Chinese Pistache	<i>Pistachia chinensis</i>	25-35
	◆	Hackberry, Weeping	<i>Celtis occidentalis</i>	40-60
	◆	Hackberry, Common	<i>Celtis laevigata</i>	60-70
	◆	Hickory	<i>Carya spp.</i>	50-80
◆	◆	Hornbeam, American hop	<i>Ostrya virginiana</i>	25-40
	◆	Sugar Ginkgo	<i>Ginkgo biloba</i>	50-80
	◆	Katsura Tree	<i>Cercidiphyllum japonicum</i>	40-60
◆	◆	Maple, Red*	<i>Acer rubrum</i>	40-60
◆	◆	Maple, Sugar*	<i>Acer saccharum</i>	60-75
◆	◆	Oak, Black	<i>Quercus velutina</i>	60-80
◆	◆	Oak, Chestnut	<i>Quercus prinus</i>	60-70
◆	◆	Oak, Laurel	<i>Quercus hemisphaerica (laurifolia)</i>	40-60
◆	◆	Oak, Northern Red	<i>Quercus rubra</i>	50-60
◆	◆	Oak, Pin	<i>Quercus palustris</i>	60-70
◆	◆	Oak, Post	<i>Quercus stellate</i>	30-50
◆	◆	Oak, Sawtooth	<i>Quercus Acutissima</i>	40-60
◆	◆	Oak, Scarlet	<i>Quercus coccinea</i>	65-100
◆	◆	Oak, Shumard	<i>Quercus shumardii</i>	40-60
◆	◆	Oak, Southern Red	<i>Quercus falcate</i>	70-80
◆	◆	Oak, Swamp Chestnut	<i>Quercus michauxil</i>	60-100
◆	◆	Oak, Water	<i>Quercus nigra</i>	50-80
◆	◆	Oak, White	<i>Quercus alba</i>	50-80

**TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE**

◆	◆	Oak, Willow	<i>Quercus phellos</i>	70-90
	◆	Pagoda Tree, Japanese*	<i>Sophora japonica</i>	50-60
◆		Pecan	<i>Carya illinoensis</i>	40-60
◆		Persimmon	<i>Diospyrus virginiana</i>	40-60
◆		Sour Wood	<i>Oxydendron arboreum</i>	40-60
◆		Southern Catalpa	<i>Catalpa bignoniodes</i>	75-100
◆	◆	Sycamore	<i>Platanus occidentalis</i>	75-100
◆	◆	Tulip Poplar	<i>Liriodendron Tulipifera</i>	70-90
	◆	White Willow	<i>Salix alba</i>	75-90
	◆	Yellow Wood	<i>Cladrastis kentuckea</i>	30-50
	◆	Zelkova, Japanese*	<i>Zelkova serrata</i>	50-80

\* Many varieties available

**2. Small Maturing Deciduous Trees**

Recommended for use specifically in the Special Highway Overlay District

Recommended for all other landscaping applications

		Common Name	Botanical Name	Mature Height (feet)
◆	◆	Alder, Tag	<i>Ainus serrulata</i>	20-30
	◆	Althea*	<i>Hibiscus syriacus</i>	8-12
	◆	American Hazelnut	<i>Corylus Americana</i>	10-15
◆		Birch, River	<i>Betula nigra</i>	20-30
	◆	Buckeye, Red	<i>Aesculus pavia</i>	10-20
	◆	Chanticleer Pear**	<i>Pyrus calleryana</i>	20-30
	◆	Chaste Tree	<i>Vitex negundo</i>	15-20
◆	◆	Cherry, Japanese*	<i>Prunus serrulata</i>	15-25
◆	◆	Cherry, Yoshino	<i>Prunus X yedoensis</i>	20-25
◆	◆	Cherry, Laurel	<i>Prunus Caroliniana</i>	15-25
	◆	Crabapple, Flowering*	<i>Malus sp.</i>	7-25
	◆	Crepe Myrtle*	<i>Lagerstroemia sp.</i>	15-25
	◆	Devil's Walking Stick	<i>Aralla spinosa</i>	10-20
◆	◆	Dogwood, Flowering*	<i>Cornus florida</i>	15-30
	◆	Dogwood, Kousa	<i>Cornus kousa</i>	10-15
◆		Dogwood, Redosier	<i>Cornus stolonifera</i>	15-30
	◆	Eastern Serviceberry	<i>Amelanchier canadensis</i>	5-20
◆		Elm, Winged	<i>Ulmus alata</i>	20-30
	◆	Goldenrain Tree*	<i>Koelreuteria paniculata</i>	20-30
◆	◆	Hawthorn*	<i>Crategus</i>	15-30
◆		Holly, American	<i>Hexllex opaca</i>	20-30

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◆	◆	Holly, Possumhaw	<i>Ilex decidua</i>	20-30
	◆	Ironwood	<i>Carpinus caroliniana</i>	20-30
	◆	Hornbeam	<i>Carpinus betulus</i>	20-30
	◆	Magnolia, Saucer	<i>Magnolia soulangiana</i>	20-30
	◆	Magnolia, Sweetbay*	<i>M. Virginia</i>	10-20
	◆	Magnolia, Star*	<i>M. Stellata</i>	15-20
	◆	Maple, Amur	<i>Acer ginnala</i>	15-20
	◆	Maple, Chalk	<i>Acer leucoderme</i>	25-30
	◆	Maple, Hedge	<i>Acer Campestre</i>	15-25
	◆	Maple, Japanese*	<i>Acer Palmatum</i>	15-25
	◆	Myrtle, Wax	<i>Myrica cerifera</i>	10-15
◆		Paw Paw	<i>Asimina triloba</i>	20-30
◆	◆	Redbud, Eastern*	<i>Cercis Canadensis</i>	20-30
◆		Sassafras	<i>Sassafras albidum</i>	20-30
◆	◆	Serviceberry	<i>Amelanchier sp.</i>	10-20
◆		Silverbell, Carolina	<i>Halesia carolina</i>	20-30
	◆	Snowbell*	<i>Americanus</i>	8-15
	◆	Sparkleberry	<i>Vaccinium arboretum</i>	5-20
	◆	White Fringetree	<i>Chionanthus virginicus</i>	12-20

\* Many varieties available

~~\*\*Recommended as substitute for Bradford or Aristocrat Pears. Many native plant materials are not mentioned in this list. On certain sites, they offer a great deal of benefit and suitability to the landscape. In this regard, the Town will entertain specific recommendations.~~

### 3. Evergreen Trees

Recommended for use specifically in the Special Highway Overlay District				
Recommended for all other landscaping applications				
		Common Name	Botanical Name	Mature Height (feet)
◆	◆	Eastern Red Cedar	<i>Tsuga caroliniana</i>	20-30
◆		Hemlock, Carolina	<i>Juniperus virginiana</i>	20-30
	◆	Holly, American*	<i>Ilex opaca*</i>	20-40
	◆	Holly, Chinese (Tree Form)	<i>Ilex cornuta*</i>	8-15
	◆	Holly, Foster	<i>Ilex x attenuate</i>	20-30
	◆	Holly, Hume	<i>Ilex x attenuate</i>	25-35
	◆	Holly, Nellie R Stevens	<i>Ilex x Nellie R Stevens</i>	15-25
	◆	Holly, Yaupon*	<i>Ilex vomitoria</i>	15-20
	◆	Holly, Savannah*	<i>Ilex x attenuate</i>	25-30
◆	◆	Magnolia, Southern*	<i>Magnolia grandiflora</i>	60-80

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◆	◆	Pine, Loblolly	<i>Pinus taeda</i>	60-90
◆	◆	Pine, Shortleaf	<i>Pinus echinata</i>	80-100
◆		Pine, Virginia	<i>Pinus virginiana</i>	40-60
	◆	Spruce, Norway	<i>Picea abies</i>	40-60
	◆	Ti-ti or Leatherwood	<i>Cyrilla racemiflora</i>	8-25

\* Many varieties available

**4. Low Maintenance Shrubs**

Recommended for use specifically in the Special Highway Overlay District

Recommended for all other landscaping applications

		Common Name	Botanical Name	Mature Height (feet)
◆	◆	Abelias++	<i>Abelia grandiflora</i>	6
	◆	Azalea, Pinxter	<i>Rhododendron periclymenoides</i>	7
	◆	Azalea, Swamp	<i>Rhododendron viscosum</i>	15
	◆	Azalea, Sweet	<i>Rhododendron arborescens</i>	20
	◆	Beautyberry, American	<i>Callicarpa americana</i>	8
	◆	Blueberry, Highbush	<i>Vaccinium corymbosum</i>	10
◆	◆	Blackberry (various)++	<i>Rubus spp.</i>	6
	◆	Camelia Sasanquas++	<i>Camelia sasaqua</i>	6
◆	◆	Carolina Rose+++	<i>Rosa carolina</i>	6
	◆	Chokeberry, Red	<i>Aronia arbutifolia</i>	10
	◆	Common Buttonbush	<i>Cephalanthus occidentalis</i>	8
	◆	Hearts-a-bustin	<i>Euonymus americanus</i>	12
◆	◆	Elaeagnus (various)++	<i>Elaeagnus spp.</i>	8
	◆	Buford Holly++Holly, Buford++	<i>Ilex cornuta</i>	8
	◆	Holly, Inkberry++	<i>Ilex glabra</i>	12
	◆	Holly, Winterberry	<i>Ilex verticillata</i>	15
	◆	Ligustrum++	<i>Ligustrum japonicum</i>	6
	◆	Loropetalum++	<i>Loropetalum chinensis</i>	6
	◆	Otto Luykun Laurel++	<i>Prunus laurocerasus</i>	5
◆	◆	Privet++	<i>Ligustrum spp.</i>	8
	◆	Spicebush	<i>Lindera benzoin</i>	16
	◆	Sweet-pepperbush	<i>Clethra alnifolia</i>	9
	◆	Sweetspire, Virginia+++	<i>Itea virginica</i>	6
	◆	Upright Juniper++	<i>Juniperus chinensis</i>	6
◆	◆	Viburnum (various)++	<i>Viburnum spp.</i>	8
	◆	Viburnum, Arrowood	<i>Viburnum dentatum</i>	8
	◆	Viburnum, Blackhaw	<i>Viburnum prunifolium</i>	15



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◆	Viburnum, Mapleleaf	<i>Viburnum acerifolium</i>	6
◆	Wax Myrtle++	<i>Morella (Myrica) cerifera</i>	12

++ Evergreen

+++ Semi-Evergreen

## 5. Groundcover & Vines

Recommended for use specifically in the Special Highway Overlay District

Recommended for all other landscaping applications

	Common Name	Botanical Name	Winter Leaves
◆	Coral Honeysuckle	<i>Lonicera sempervirens</i>	Evergreen/deciduous
◆	Virginia Creeper	<i>Parthenocissus quinquefolia</i>	Deciduous
◆	Grape (various)	<i>Vitix spp.</i>	Deciduous
◆	Green Brier (various)	<i>Smilax spp.</i>	Deciduous
◆	Clematis (various)	<i>Clematis spp.</i>	Deciduous
◆	Winter Jasmine	<i>Jasminum nudiflorum</i>	Deciduous
◆	Crossvine	<i>Bignonia capreolata</i>	Evergreen/Deciduous
◆	Carolina Jessamine	<i>Gelsemium sempervirens</i>	Evergreen
◆	Passionflower	<i>Passiflora incarnate</i>	Deciduous

(These varieties to be retained in required screens.)

(Ord. 1598, passed 10-8-07; Am

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**Re: Text amendment**

1 message

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Debbie Foster <fostdebbie@gmail.com>

Tue, Mar 19, 2019 at 9:20 AM

To: Ralph Ramsaur <rramsaur@matthewsnc.gov>, Mary Jo Gollnitz <mjgollnitz@matthewsnc.gov>

Cc: Jill Palmer <jpalmer53@earthlink.net>

Morning! Discussion last night led us to leaving the black gum on the list, and to replacing the regular sweet gum with the cultivar that doesn't produce the sweet gum balls but still provides the fall color ( Rotundiloba).

Pamela Tobin made a motion to remove the sweet gum currently on the list and replace it with the cultivar Rotundiloba, adding a note that this variety doesn't produce the sweet gum balls. Karen Dixon seconded the motion and it passed unanimously.

We saw no reason to remove or replace Black Gum, as it doesn't have the same properties as Sweet Gum.

Let me know if you have any questions

Thanks!

Debbie

*Debbie Foster*

*CPBT-KA (IAATE), CPBC (IAABC)*

*Parrot Ps and Qs - <https://www.facebook.com/Parrot-Ps-and-Qs-415065378648379/>*



*Liquidambar styraciflua* 'Rotundiloba'

## Rotundiloba Sweetgum



**Height:** 45' | **Spread:** 25'

**Zone:** 5

**Shape:** Pyramidal

**Foliage:** Bright green, rounded lobes

**Fall Color:** Orange to purple

**Fruit:** Fruitless

This is the only Sweetgum known to be entirely fruitless. The foliage is completely unique among sweetgum cultivars, with smooth, rounded lobes.

