

**AGENDA**  
**BOARD OF COMMISSIONERS MEETING**  
**AUGUST 13, 2007 - 5:30 P.M.**

The Matthews Town Board of Commissioners will meet with the Planning Director at 5:30 p.m. in the Jordan Room, Matthews Town Hall. The purpose of the meeting is to review and discuss zoning and land use issues.

**AGENDA**  
**BOARD OF COMMISSIONERS MEETING**  
**AUGUST 13, 2007 - 7:00 P.M.**

1. Regular Meeting Called to Order
2. Invocation
3. Pledge of Allegiance
4. Recess Regular Meeting for Public Hearing on Petitions to Amend the Zoning Ordinance of the Town of Matthews as follows:

Petition No. 521: To change the Zoning from R-9, 0-9(CD) and B-2(CD) to 0-9(CD) and B-2(CD) on that certain 193.42 acres located on the Southwesterly Quadrant of the Interchange of I-485 and U.S. 74 and being property commonly referred to as the Hendrick Auto Mall

Application and Documents  
Site Plan and Visual Submittals  
Staff Review  
Public Input

Petition No. 522: To Change the Conditions to that certain property located in the Northwest Corner of Matthews Township Parkway and Monroe Road and being designated as 11136 Monroe Road and being property belonging to Leslie Banner and further being designated as Tax Parcel 213-012-05

Application and Documents  
Site Plan and Visual Submittals  
Staff Review  
Public Input

Motion No. SO-07-1: To Amend the Subdivision Ordinance to Conform to the New Post-Construction Ordinance.

Motion No. 07-3: To Amend the Existing Text of the Zoning Code Regarding the Maximum Time for the Planning Board to Review and Make Recommendations on Zoning Cases by Eliminating the Provisions that Allow for Time Extensions

Motion No. 07-4: To Amend the Existing Text of the Zoning Code to Delete the Exemptions for Certain Residential Uses to Obtain Driveway Permits

5. Reconvene Regular Meeting
6. Planning & Zoning Business –
  - A. Report from Planning Board
  - B. Set Public Hearing Date for September 10, 2007 for Zoning Motion 07-5 to Consider Complete Revision of Landscape chapter of the Zoning Ordinance - 153.075
  - C. Subdivision Variance Request – Mara Woods, Beazer on South Trade Street, to provide fees-in-lieu of some road improvements on South Trade Street

Consider Action on:

- D. Petition No. 517: To change the conditions in that certain R-VS Innovative District located at 105, 109, 115, 125, 129 and 133 Matthews Township Parkway at Sardis Road.  
(For complete documentation:  
[www.matthewsplanning.org/index\\_files/page1070.htm](http://www.matthewsplanning.org/index_files/page1070.htm))
  - E. Petition No. 520: To change the existing conditions on that certain I-1(CD) District of the property owned by A&H Realty Company and being designated as 10610 Monroe Road to allow for the construction of a mixed-use development.  
(For complete documentation:  
[www.matthewsplanning.org/index\\_files/page1070.htm](http://www.matthewsplanning.org/index_files/page1070.htm))
  - F. Motion No. SO-07-1: To Amend the Subdivision Ordinance to Conform to the New Post-Construction Ordinance.
  - G. Motion No. 07-3: To Amend the Existing Text of the Zoning Code Regarding the Maximum Time for the Planning Board to Review and Make Recommendations on Zoning Cases by Eliminating the Provisions that Allow for Time Extensions
  - H. Motion No. 07-4: To Amend the Existing Text of the Zoning Code to Delete the Exemptions for Certain Residential Uses to Obtain Driveway Permits
7. Items to be Added to the Agenda

8. Miscellaneous (Persons wishing to address the Board must sign in to be allowed to speak at this time.)
9. Reports from Board/Committee Representatives
10. Consent Agenda:
  - A. Approve Minutes - July 23, 2007 Meeting
  - B. Adopt Budget Ordinance Amendments to ...
    - (1) Appropriate Utilities for EMS Division in the amount of \$8,875
    - (2) Recognize and Appropriate Funds for Police Federal Task Force in the amount of \$225
    - (3) Recognize and Appropriate Funds for Police Vehicle Insurance Settlement in the amount of \$9,725
    - (4) Recognize and Appropriate Funds for RBC Loan for Fire Truck and Equipment in the amount of \$498,860
    - (5) Recognize and Appropriate Street Light Fee for North Freemont Cottages
  - C. Adopt Order of Collection to the Tax Collector of Mecklenburg County
  - D. Appoint Ed Smallwood as the CTAG Representative
  - E. Adopt Resolution Supporting Tolls for Monroe ByPass/Connector
  - F. Declare Various Miscellaneous Items as Surplus Property
  - G. Adopt Ordinance amending Chapter 95 "Streets and Sidewalks" in the Matthews Town Code
  - H. Approve Final Plat for Tract A-2 of McKee Farms
  - I. Approve Request – Street Closing for Hometown Holiday
11. Unfinished Business:
  - A. Approve Request for Expansion of Community Gardens
  - B. Reversible Lane/South Trade Street Configuration ...
    - (1) Presentation from the Transportation Advisory Committee
    - (2) Review Fullwood/Trade Street Options
  - C. Approve Comparable Jurisdictions for the Approved Salary Study
  - D. Approve Greylock Subdivision
12. New Business:
  - A. Consider Disk Golf Course at Squirrel Lake Park
  - B. Declare Public Nuisances
  - C. Motion No. 07-4: Set Public Hearing for September 10, 2007 for New Landscape Ordinance
13. Mayor's Report
14. Attorney's Report

15. Manager's Report
16. Closed Session to Discuss Property Acquisition
17. Adjournment