

Decision on Application 2016-646 Cross and Crown Lutheran Church

DATE: September 7, 2016

FROM: Jay Camp

Background/Issue

At the August 23rd Planning Board meeting, this rezoning application was recommended for approval by a vote of 6-1. Since the Public Hearing, the applicant has moved the proposed enclosure area over by 8' and is now proposing a 10' high brick screening wall around the leased area.

Proposed Solution

One of the outstanding comments staff presented at the Public Hearing was the need to include previous zoning conditions on the new site plans. Staff just received new site plans today but the plans do not recognize the existing zoning conditions. If updated plans that include zoning conditions are received prior to the Monday Council meeting, everything else is in order and we recommend approval of the rezoning application.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Approve Rezoning Application 2016-646 pending receipt of updated rezoning plans.

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

ZONING APPLICATION # 2016-644

Matthews Board of Commissioners 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.

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) 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.)

The rezoning allows for the location of cell antennae in a stealth application and allows mobile carriers to provide better network coverage for Town residents.

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 9/12/16