APPLICATION 2017-668 STAFF REPORT
MATTHEWS BREWING COMPANY

Pre Public Hearing Staff Analysis · January 2018

Town of Matthews™ North Carolina

SUMMARY

Location

124 West John Street

Ownership/Applicant

Rathore Abhai Singe, Rathore Monica

Zoning

Existing: B-1 (CD) Proposed: B-1 (CD) Change of Conditions

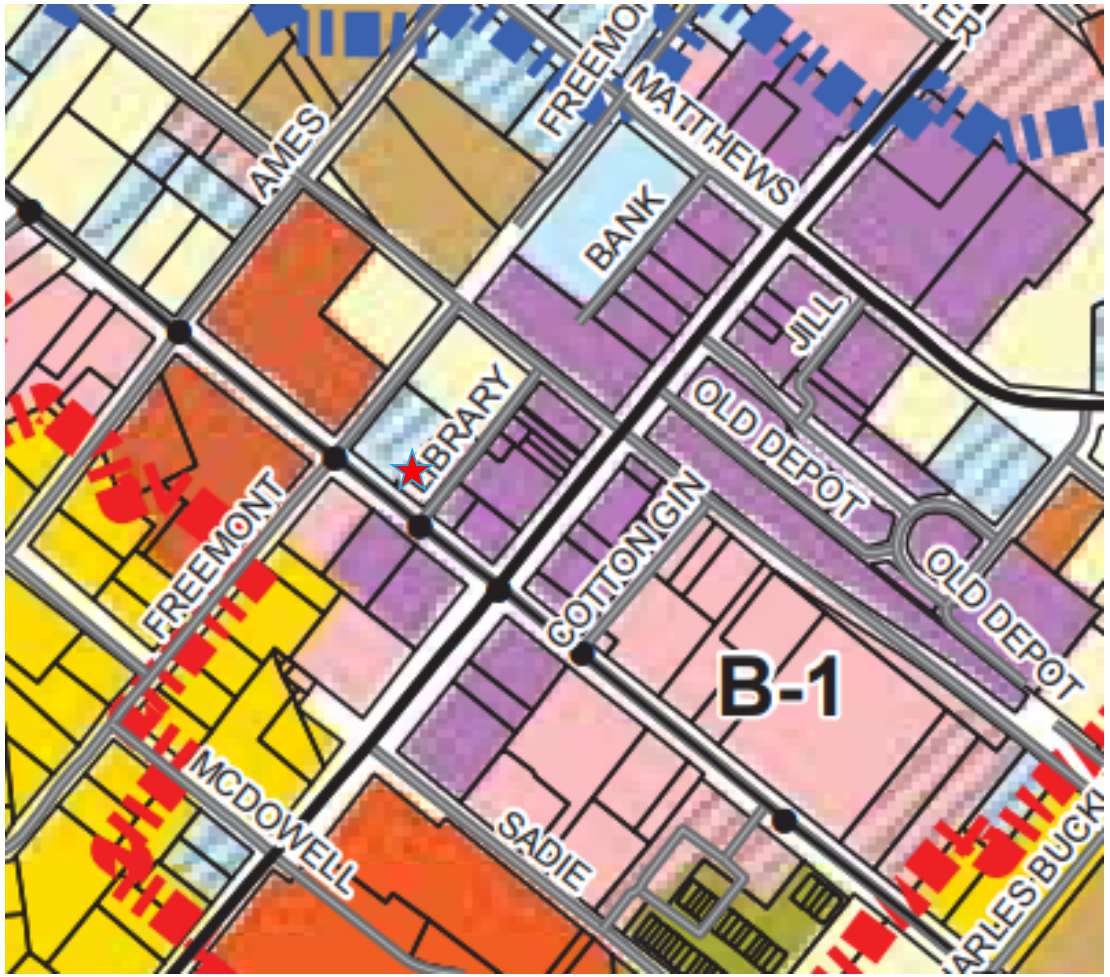
Use

Existing: Vacant, former martial arts studio

Proposed: Brew Pub

Request Summary

The applicant proposes to open a brew pub at the site.



SITE INFORMATION AND BACKGROUND

Site Summary

The building was constructed in 1957 and served as the Town library until the Town Hall/Library opened in 2001. The building was most recently used for martial arts instruction for children. The lot is adjacent to both the Reid House and the Phillips House, both of which are designated local historic landmarks.

The applicant proposes to reuse the structure and parking with no change to the parking area. A new patio is proposed along John Street while new landscape screening is proposed adjacent to the Phillips House property. The crepe myrtle trees along Library Lane are proposed to be removed.

The building will be updated with new wood siding, paint and a roll up door on the front façade.

Previous Zoning Actions

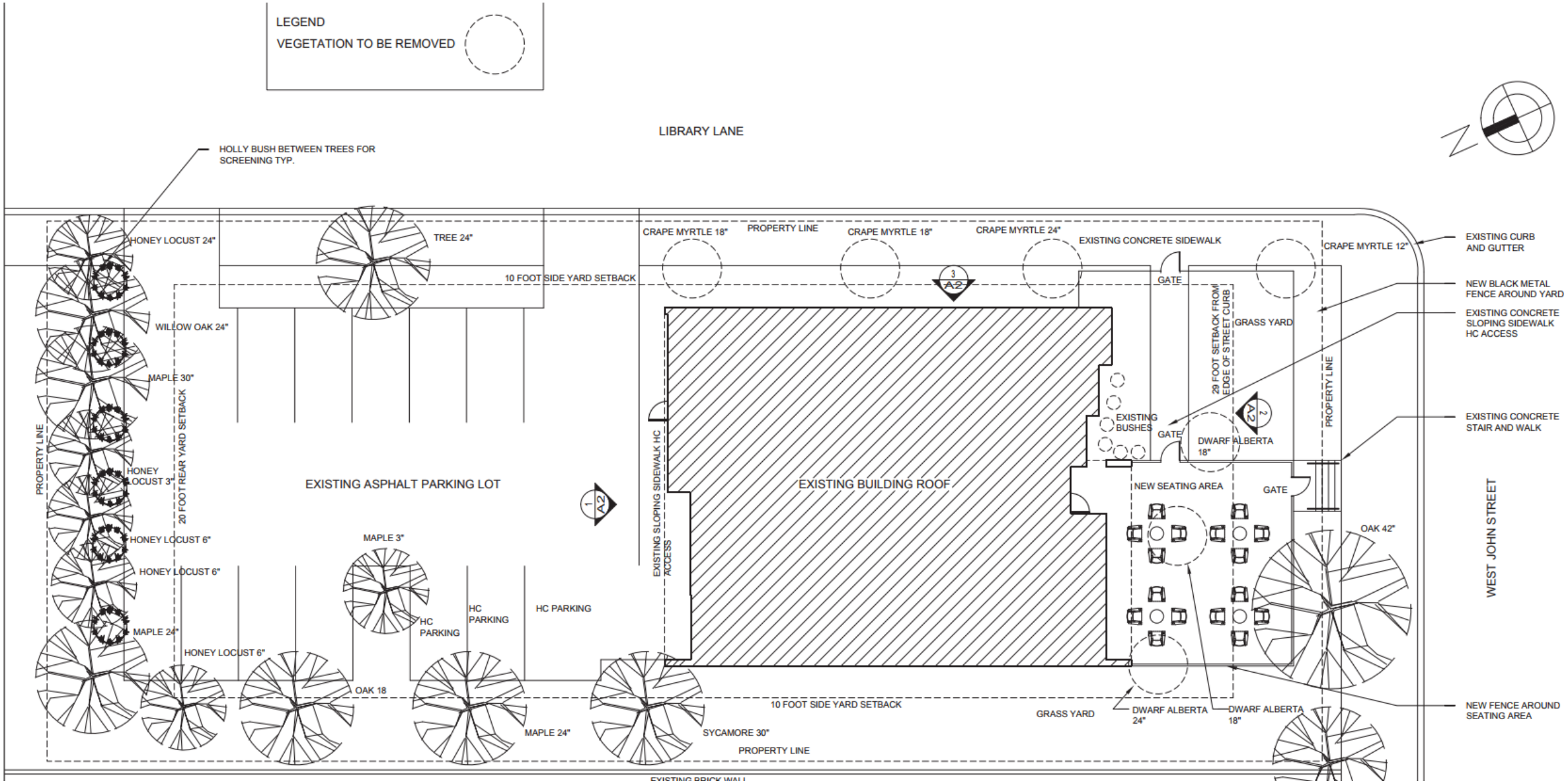
Rezoning from Office to B-1 (CD) in 2007

SITE AERIAL

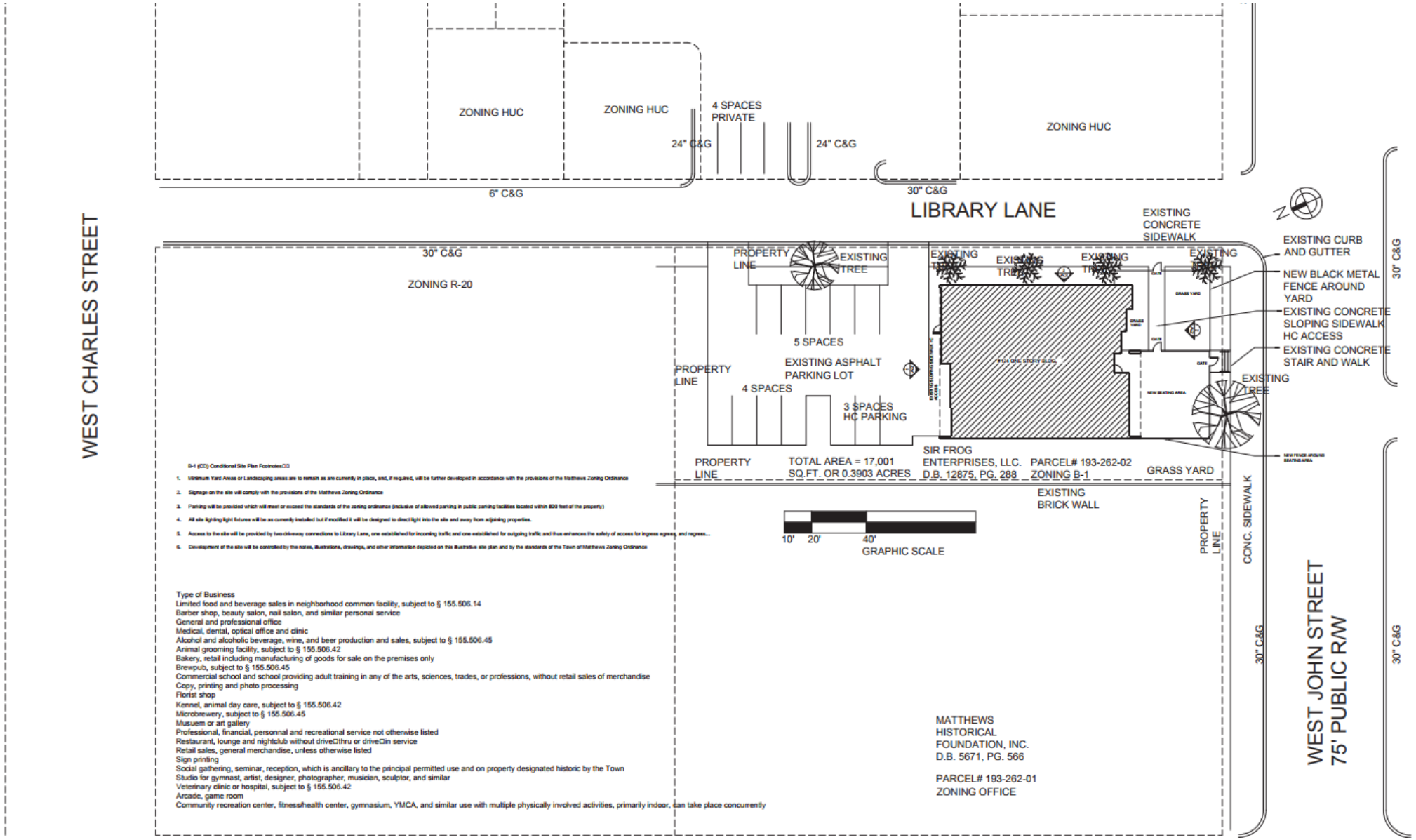
North Freemont Street
West Charles Street
Library Lane
North Trade Street
West John Street (1009)

SITE IMAGES

PROPOSED SITE PLAN

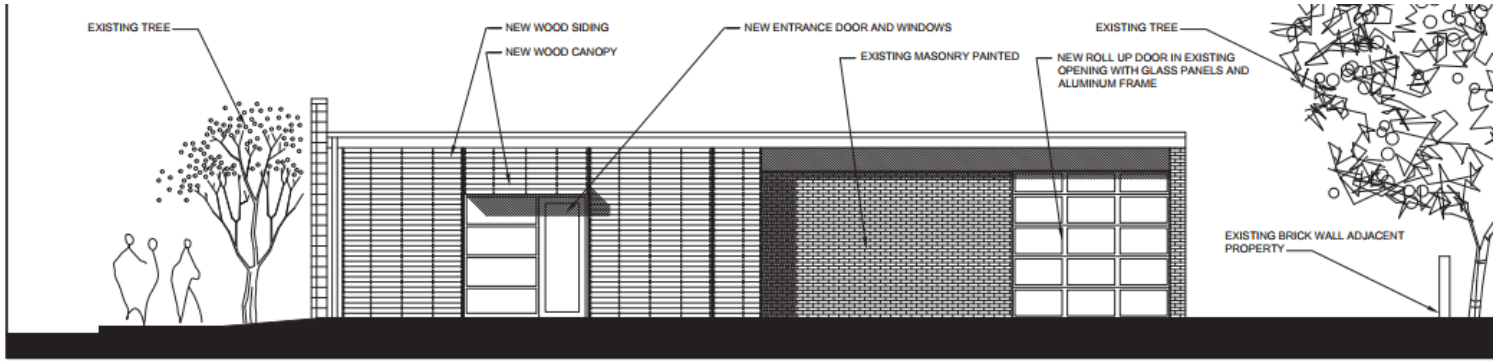


PROPOSED SITE PLAN WITH ADJACENT PROPERTIES



ELEVATIONS

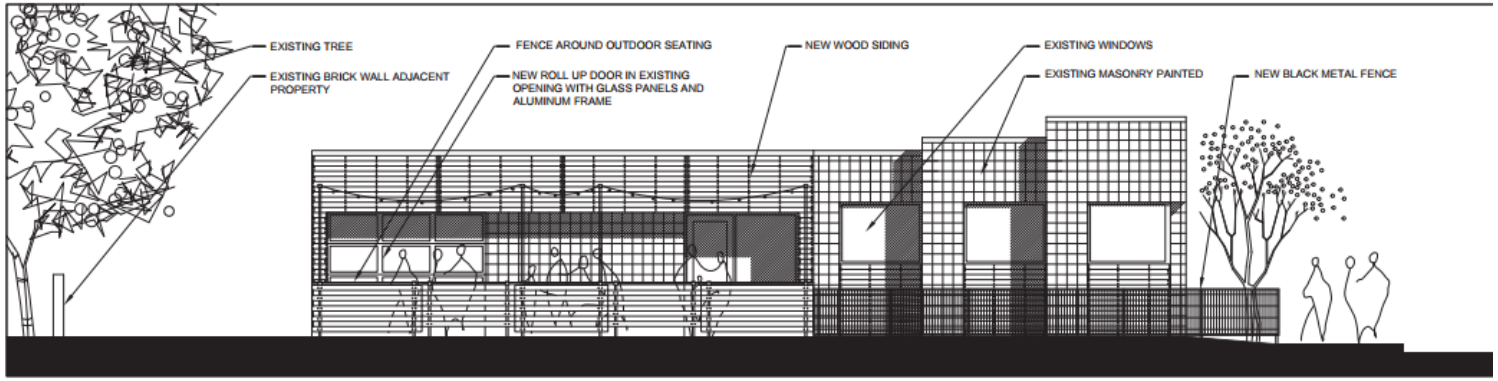
Rear Elevation



1 A2.0 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

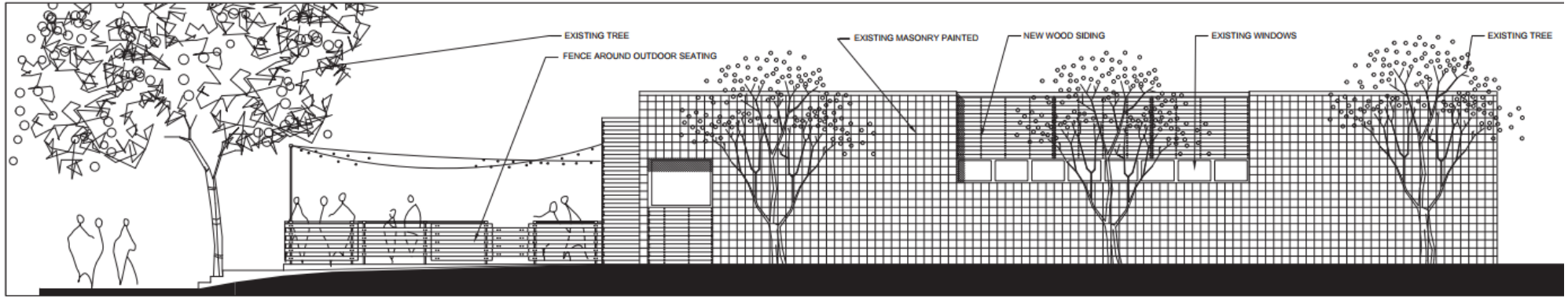
John Street Elevation



2 A2.0 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

Library Lane Elevation



3 EAST ELEVATION

PROPOSED CONDITIONS

B-1 (CD) Conditional Site Plan Footnotes□□

1. Minimum Yard Areas or Landscaping areas are to remain as are currently in place, and, if required, will be further developed in accordance with the provisions of the Matthews Zoning Ordinance
2. Signage on the site will comply with the provisions of the Matthews Zoning Ordinance
3. Parking will be provided which will meet or exceed the standards of the zoning ordinance (inclusive of allowed parking in public parking facilities located within 800 feet of the property)
4. All site lighting light fixtures will be as currently installed but if modified it will be designed to direct light into the site and away from adjoining properties.
5. Access to the site will be provided by two driveway connections to Library Lane, one established for incoming traffic and one established for outgoing traffic and thus enhances the safety of access for ingress egress, and regress…
6. Development of the site will be controlled by the notes, illustrations, drawings, and other information depicted on this illustrative site plan and by the standards of the Town of Matthews Zoning Ordinance

PRO
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Type of Business
Limited food and beverage sales in neighborhood common facility, subject to § 155.506.14
Barber shop, beauty salon, nail salon, and similar personal service
General and professional office
Medical, dental, optical office and clinic
Alcohol and alcoholic beverage, wine, and beer production and sales, subject to § 155.506.45
Animal grooming facility, subject to § 155.506.42
Bakery, retail including manufacturing of goods for sale on the premises only
Brewpub, subject to § 155.506.45
Commercial school and school providing adult training in any of the arts, sciences, trades, or professions, without retail sales of merchandise
Copy, printing and photo processing
Florist shop
Kennel, animal day care, subject to § 155.506.42
Microbrewery, subject to § 155.506.45
Musuem or art gallery
Professional, financial, personnal and recreational service not otherwise listed
Restaurant, lounge and nightclub without drive□thru or drive□in service
Retail sales, general merchandise, unless otherwise listed
Sign printing
Social gathering, seminar, reception, which is ancillary to the principal permitted use and on property designated historic by the Town
Studio for gymnast, artist, designer, photographer, musician, sculptor, and similar
Veterinary clinic or hospital, subject to § 155.506.42
Arcade, game room
Community recreation center, fitness/health center, gymnasium, YMCA, and similar use with multiple physically involved activities, primarily indoor, can take place concurrently

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

While the Land Use Plan does not make a specific recommendation for this property, brewpubs are listed as allowed uses in both B-1 and HUC, which are the predominant downtown commercial zoning districts.

Consistency

Food and beverage is a planned for and expected use within the downtown area. The lot serves as the transition between general commercial use downtown and office uses along West John Street.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. The conditional note regarding lighting should be amended to reflect that changes to outdoor lighting will meet the standards of the outdoor lighting chapter of the UDO.

2. Based on parking that is provided, the establishment can only have 45 seats for patrons. We have informed the applicant and they are comfortable with this prohibition. A conditional note should be added to this effect.

3. If the crepe myrtle trees are removed from Library Lane, new street trees will be required.

(Applicant has now committed to changing the site plan and preserving the trees)

Police

No Concerns

Fire

No concerns

Public Works

Question regarding handicap accessibility from parking area. No ramp is provided to rear door.

Parks and Rec

No Concerns