APPLICATION 2017-671 STAFF REPORT
CRC (old) was in the Zoning Ordinance from 1998 to 2013
to CRC (new) was adopted with the UDO in 2014
MT. MORIAH CHURCH

Pre Public Hearing Staff Analysis · January 2, 2018
Location
Tax ID 21502110, 11, 15, and 65

Ownership/Applicant
Mount Moriah Missionary Baptist Church
305, 381, 403, 407 and 407 Crestdale Rd, and 617 Matthews Chapel Rd

Zoning
Existing: CRC (OLD) Proposed: CRC (NEW)

Use
Existing: Religious Institution, Single Family Residence and vacant lots
Proposed: Uses allowed in new CrC District

Request Summary
The applicant is requesting the current CrC district be assigned to their property in place of the former CrC regulations that are no longer part of the UDO. This is identical to properties converting from the old Conditional zoning category to a current classification.
Location
Tax ID Tax ID 21502110, 11, 15, and 65

Ownership/Applicant
Mount Moriah Missionary Baptist Church
SITE INFORMATION AND BACKGROUND

These properties are located within the Crestdale neighborhood. The rezoning request consists of 4 properties involving a single property owner. There is home on one parcel, with church buildings and cemetery on the other 3 parcels.

The Church has updated their master plan vision for their campus, which was previously approved by the Matthews Town Board through the Special Use Permit Process. This did not include the single family house.

Previous Zoning Actions

A Special Use Permit for the Church was approved April 4, 2009 based on the CrC district requirements originally created in 1998.
PROPOSED MASTER PLAN FOR MT. MORIAH BAPTIST CHURCH
MATTHEWS, NORTH CAROLINA

Master plan from 2009
Revised master plan approval requested as an element of this rezoning.
PROPOSED NEW SANCTUARY FOR
MT. MORIATH BAPTIST CHURCH
MATTHEWS, NORTH CAROLINA

Site plan from 2009
Revised site plan reflecting current conditions
SUMMARY OF PROPOSED CONDITIONS

Conditions

1. The revised phased master plan will be adopted as part of this rezoning action.

2. Phase I is built generally as shown on approved Special Use Permit.

3. At such time Mt Moriah Church proposes any new development on site, it will follow the standards of the CrC district and the site plan and/or elevation plan process outlined in § 155.503.2.

4. Site plan includes 2 future phases which include potential future assisted living facility and apartments. At such time that the Church is ready to move forward with Phase 2 and/or 3, they will need to submit plans to Town Council for site plan and elevation approvals for those specific areas of the church campus.

STAFF COMMENTS

Planning Department

1. The rezoning request is consistent with Town policy to convert all parcels within the CrC district out of the old provisions (requiring a Special Use Permit quasi-judicial process), to the current provisions (site/elevation plan approval).

2. There were no other comments received.
Crestdale Rising Report

The 2011 Crestdale Rising Report recommends promotion of a variety of housing types and mixed income development for the remaining developable land area within Crestdale.

The master plan for the Church shows alternative housing development in the future phases.

Consistency

There are no proposed changes to the existing Church facilities at this time. This is the first step in allowing Mount Moriah Church to propose development as shown on their master plan within the CrC district.

LAND USE PLAN AND ADOPTED POLICIES

LAND USE POLICY STATEMENTS

#2 Encourage a mix of land uses in appropriate and well-planned locations throughout the community Matthews has clear separation of commercial and residential areas today, which has been a beneficial feature to existing residents and has protected real estate values. As market forces are now accepting of, and calling for, better integration of daily commercial services and goods with residential areas, Matthews can remain a desirable home location for younger and older residents by making adjustments to the physical separation of residential and nonresidential goods and services.

155.503.2. Crestdale Conservation District (CrC)
The Crestdale Conservation District (CrC) is established to protect and preserve the character and atmosphere of the Crestdale neighborhood, a neighborhood of significant historical and cultural value. The Crestdale Conservation District accommodates single-family housing, small scale multi-family housing, and certain nonresidential uses which fit with the character of the Crestdale neighborhood. The Crestdale neighborhood possesses unique land use, design, and other distinctive characteristics but these regulations are intended to maintain an environment suitable for single-family living. The ongoing maintenance of the Crestdale Conservation District is intended to: i) protect and stabilize property values; ii) preserve desirable and unique physical features; iii) prevent blighting caused by intense or undesirable land uses; iv) promote compatible new development; v) protect natural open space; vi) preserve existing tree cover; and vii) preserve local history. The map symbol and short name for the Crestdale Conservation District shall be "CrC". [formerly known as § 153.067.A]

As a Conditional-Only District, parcels of land may be zoned to this category following the procedures explained at § 155.501.3.C. and D., at the time a specific development project is submitted for consideration, or parcels may receive early designation as outlined in § 155.501.3.L., prior to any specific plan due to their location within the geographic area identified for this zoning designation, with the condition that prior to any land disturbing activity other than single family detached homes on individual lots, a site specific plan for development shall be approved through the site plan approval process as described at § 155.401.5.B.