

Agenda Item: Request to Defer Public Hearing for Application 2017-674, Mount Harmony Townhomes

DATE: February 7, 2018
FROM: Jay Camp

Background/Issue:

We have received a request to defer the Public Hearing to allow the applicant to add a parcel to the rezoning. The 60 day deferral will allow the applicant to file an amended rezoning application and hold a new community meeting. The land to be added is a .49-acre parcel at the corner of Mt. Harmony Church Road and Stevens Mill Road.

Proposal/Solution:

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Open Public Hearing for Application 2017-674 and continue to April 9, 2018.

February 1, 2018

VIA EMAIL

Mr. Jay Camp
Senior Planner - Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Rezoning Application No. 2017-674
2020 Venture, LLC, Applicant

Dear Jay:

I hope this letter finds you well.

As you know, the Public Hearing on Rezoning Application No. 2017-674 is scheduled to be held on February 12, 2018. On behalf of the Applicant under Rezoning Application No. 2017-674, 2020 Venture, LLC, I hereby request that the Public Hearing on this Rezoning Application be deferred from the Town Board of Commissioners' February 12, 2018 meeting to its April 9, 2018 meeting.

The Applicant is pursuing the addition of the approximately .49 acre parcel of land located on the northwest corner of the intersection of Stevens Mill Road and Mt. Harmony Church Road that is owned by Team Church (Tax Parcel No. 215-093-05) to the site subject to Rezoning Application No. 2017-674. The addition of the Team Church property to the site would, in the opinion of the Applicant, improve the design of the townhome community proposed under Rezoning Application No. 2017-674. The addition of the Team Church property would require an amendment to the Rezoning Application and the revision of the rezoning plan, and it would require the Applicant to hold another Community Meeting. Additionally, the Applicant is working on revisions to the rezoning plan and to the exterior design of the proposed townhome buildings as a result of comments that the Applicant has received to date through the rezoning process.

Pursuing the addition of the Team Church property, holding another Community Meeting, amending the Rezoning Application and revising the rezoning plan and the exterior design of the proposed townhome buildings will take several weeks to complete.

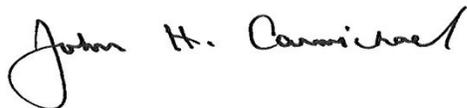
Mr. Jay Camp
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Jay, we appreciate your assistance on this matter and the consideration of this request by the Town Board of Commissioners.

Should you have any questions or comments, please do not hesitate to give me a call.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

A handwritten signature in black ink that reads "John H. Carmichael". The signature is written in a cursive style with a large initial 'J'.

John H. Carmichael

JHC1/lh

cc: Mr. Brian Foster (via email)
Mr. Frank McMahan (via email)
Mr. Shaun Tooley (via email)