

Agenda Item: Deferral of Decision on Application 2018-680 4 Corners Phase 2.

DATE: July 5, 2018
FROM: Jay Camp

Background/Issue:

- On June 26th, Planning Board voted 5-2 to recommend approval of the rezoning request.
- There have been no significant changes to the site plan or architecture since the Public Hearing.

Proposal/Solution:

- The Applicant requests a deferral to allow for additional time to address concerns about a pedestrian crossing on Sam Newell as well as any outstanding questions or concerns from Town Board. The applicant will be unable to attend the Monday meeting.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Discuss any outstanding concerns from Town Board members and defer decision on Application 2018-680 until August 13, 2018.

DRAFT---FOR APPROVAL

**STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues**

ZONING APPLICATION # 2018-680
ZONING MOTION # _____
ADMINISTRATIVE AMENDMENT _____

Matthews Board of Commissioners adopts the checked statement below:

A) The requested zoning action, as most currently amended, is **approved**, and has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)), and to be **REASONABLE**, as follows:

CONSISTENT: with Matthews Land Use Plan by allowing an R-VS single family development to be built as an expansion of an already approved development with similar home styles and density.

REASONABLE: The rezoning creates new housing opportunities in an area that is within convenient walking distance to Crown Point Elementary and the future greenway. Housing within walking distance of schools helps alleviate roadway congestion and give parents options to buses and cars for transport of school children.

OR

B) The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other document(s)), and **NOT REASONABLE**, as follows:

INCONSISTENT: The rezoning is inconsistent with the lower density, single family neighborhoods in the area and is not appropriate for this site. No new homes should be constructed until road and school concerns are resolved.

NOT REASONABLE: The rezoning is not reasonable and would cause additional congestion to area roads while overburdening the school system.

(In each case, the Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence). Reasons given for a zoning request being "consistent" or "not consistent" are not subject to judicial review.)

Date: *July 9, 2018*



Jay Camp <jcamp@matthewsnc.gov>

Deferral

Adam Fiorenza <adam@fiorenzaproPERTIES.com>
To: Jay Camp <jcamp@matthewsnc.gov>

Thu, Jun 28, 2018 at 11:49 AM

Hey Jay,

Can you please defer my current zoning petition for the property on Sam Newell until the August 13th meeting?

Thanks!

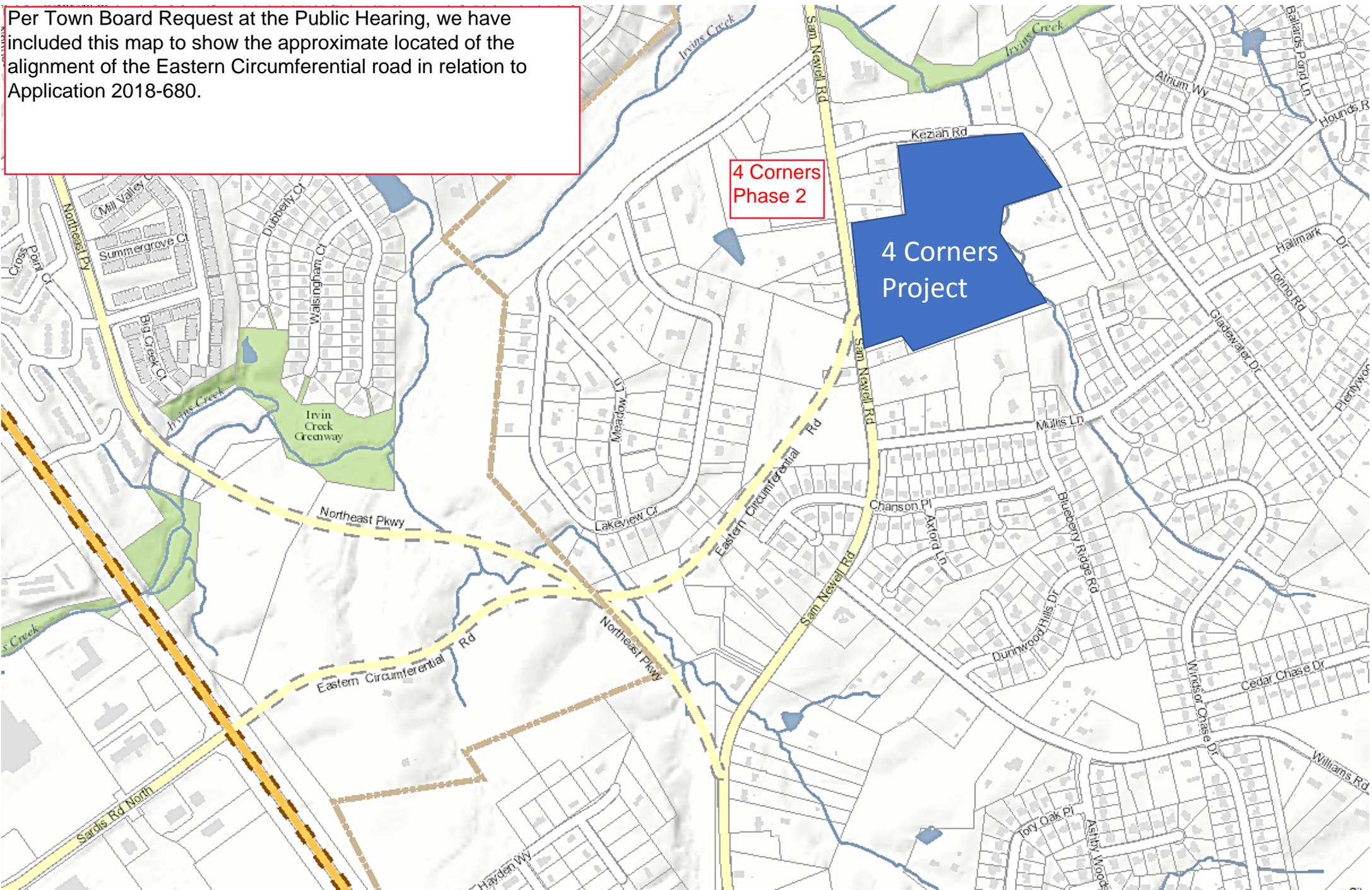
Adam Fiorenza | Principal

adam@fiorenzaproPERTIES.com

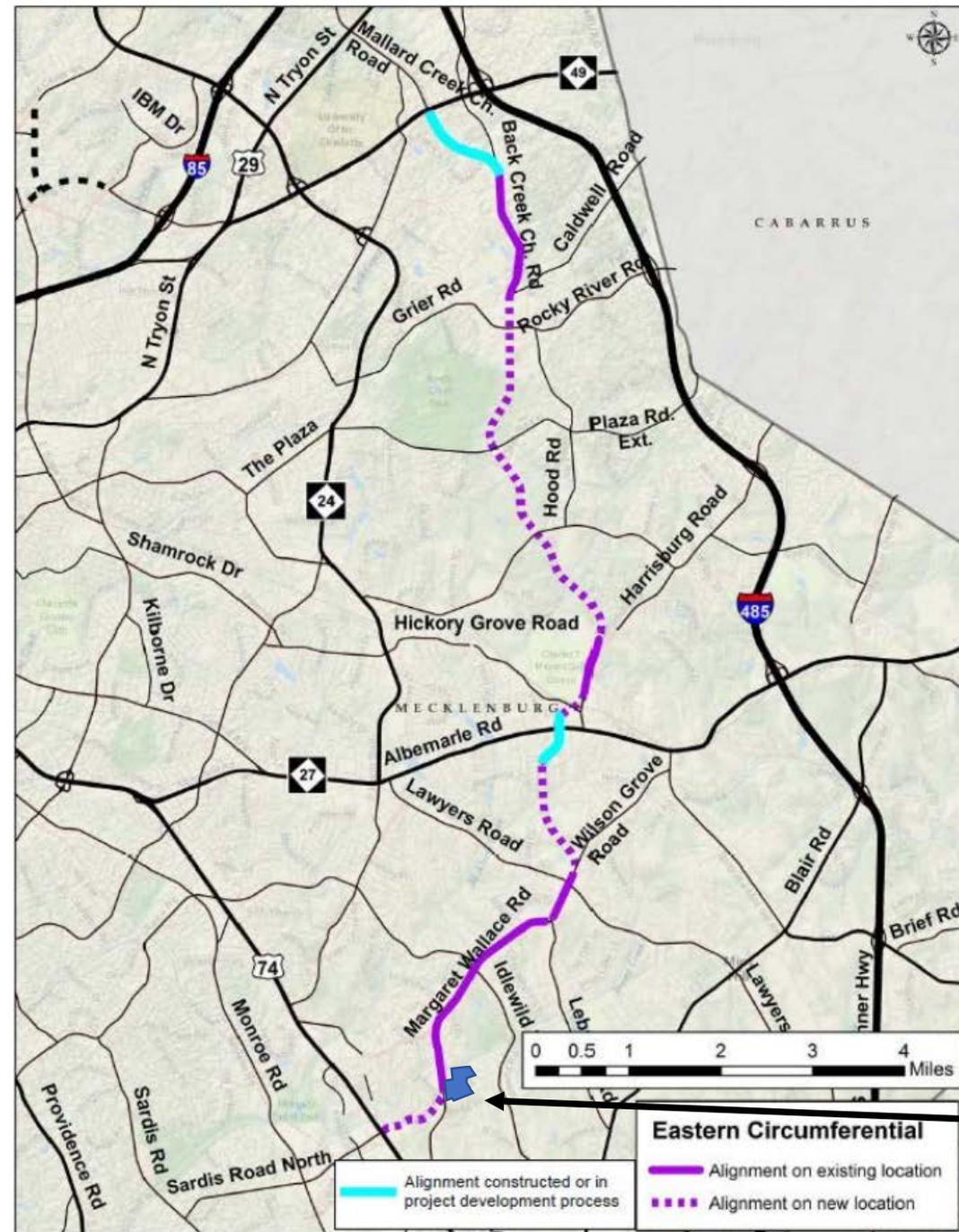
c. 704.905.9908

byFiorenza

Per Town Board Request at the Public Hearing, we have included this map to show the approximate located of the alignment of the Eastern Circumferential road in relation to Application 2018-680.



- ❖ Total project length 13.6 mi
- ❖ 7.9 mi of new roadway
- ❖ 4.1 mi of existing roadway
- ❖ 1.6 mi of constructed roadway or in the project development phase



Four Corners Project