

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

DATE: August 8, 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 has requested to withdraw the rezoning application.
- The Town Board may either grant the request to withdraw or may choose to deny the request.
- A denial creates a one year waiting period for any further rezoning request.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Accept request to withdraw Application 2018-680.

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

DRAFT – FOR DENIAL

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: *August 13, 2018*



Jay Camp <jcamp@matthewsnc.gov>

Withdrawal Request

1 message

Adam Fiorenza <adam@fiorenzaproPERTIES.com>

Wed, Jul 25, 2018 at 12:00 PM

To: Jay Camp <jcamp@matthewsnc.gov>, Mary Jo Gollnitz <mjgollnitz@matthewsnc.gov>

Cc: Scott Doerr <Scott.Doerr@merrick.com>, Jonathan Crowder <jonathan.crowder@merrick.com>

Hello Jay,

Please accept this email as my formal request for withdrawal of re-zoning petition #2018-680. Again, I appreciate the guidance and help staff has provided on this opportunity.

Adam Fiorenza | Principal

adam@fiorenzaproPERTIES.com

c. 704.905.9908

byFiorenza