

Application 2019-687 Mecklenburg ABC Board

TO: Matthews Planning Board Members
DATE: July 18, 2018
FROM: Jay Camp

In the short time between the Public Hearing and Planning Board meetings, the applicant has submitted a revised site plan and architectural drawings to address comments heard on July 9th. More specifically, the applicant has incorporated the following changes:

- Corrected the transitional right of way and setback lines
- Provided a revised site plan page showing a footprint for a proposed addition
- Increased the maximum building area from 6,500 to 7,000 square feet
- Submitted elevation drawings that depict a total renovation of the exterior including moving the main entrance to the side or rear of the building.
- Limited uses to restaurants and retail alcohol sales in the conditional notes
- Added pedestrian crosswalk striping within the parking area

While there are some discrepancies on the various plan pages that need to be corrected prior to a decision on the rezoning, the revisions have mostly addressed staff and Council comments thus far. Staff suggests that the Planning Board forward a favorable recommendation for the rezoning request to the Board of Commissioners.

DRAFT---FOR APPROVAL

**STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Planning Board Recommendation on Zoning-Related Issues**

ZONING APPLICATION # 2018-687

ZONING MOTION # _____

ADMINISTRATIVE AMENDMENT _____

Matthews Planning Board 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 and nearby uses and allows a lower intensity retail use to replace a former restaurant location along US74.

REASONABLE: The rezoning is reasonable due to the anticipated traffic intensity reduction. It also allows for the adaptive reuse of a former restaurant building.

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 with inconsistent with the Land Use Plan recommendation to prohibit impulse commercial uses on US74.

NOT REASONABLE: The rezoning is not reasonable as it would create an expansion of an impulse retail use on US74 resulting in increased traffic at the site

(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 24, 2018*