

Agenda Item: Decision on Zoning Motion 2019-3, Creation of Entertainment District Overlay (ENT-O) Text and Map

DATE: September 4, 2019
FROM: Jay Camp

Background/Issue:

- At the July 23, 2019 Planning Board meeting, the new ENT-O Entertainment District Overlay was unanimously recommended for approval. As a condition, Planning Board recommended that a checklist should be created. A proposed checklist is attached to this memo for reference.
- Other than spelling and grammatically corrections, the document has not changed substantially since first submitted in April.

Proposal/Solution:

- Staff recommends approval of the proposed new overlay district and map as currently drafted.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Approve Entertainment District Overlay and Map

DRAFT---FOR APPROVAL

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

ZONING APPLICATION # _____

ZONING MOTION # 2019-3 _____

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 creating an overlay district based upon the same principles and recommendations found within the ENT District Small Area Plan.

REASONABLE: The overlay is reasonable as it creates the framework for the development of the ENT Neighborhood

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 new overlay district creates a new layer of regulation within the area

NOT REASONABLE: The rezoning creates additional regulatory clutter.

(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.)

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