

Agenda Item: Public Hearing Continuation, 2019-697 Harkey Property at 2026 Matthews-Mint Hill Road

DATE: June 27, 2019
FROM: Jay Camp

Background/Issue:

The applicant has submitted a request to continue the Public Hearing until August 12th. The continuation request is attached to this memo.

Proposal/Solution:

The Town Board may either allow the continuation request or may choose to close the Public Hearing. As a reminder, Council approved a policy in October 2018 with the intention of keeping rezoning cases on track to be deliberated in an expeditious manner. A continuation would ensure that citizens would be asked to attend a 4th Public Hearing date to learn about the project.

“The Matthews Board of Commissioners General Procedures Policy on Zoning and Development Case Appearances Before the Town Board, initially adopted October 8, 2018, explains the Board of Commissioners' expectations that this application is ready for public review and action, and that the above schedule can be followed without delays. By signing below, the property owner(s) and all other parties involved in preparing and presenting this zoning application indicate they have read and understand their responsibility to submit complete and accurate documents in a timely manner throughout the review process. Late or missing (new or revised) documents may limit the applicant's opportunity to present updated information, which may result in an unfavorable decision.”

Financial Impact:

None

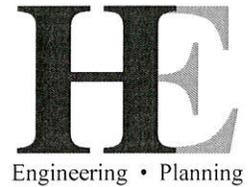
Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Hold Public Hearing for Rezoning Application 2019-697.



June 25, 2019

Mr. Jay Camp
Town of Matthews Planning Dept.
232 Matthews Station Street
Matthews, NC 28105

Original by US Mail
Copy by Email

Re: 2026 Matthews-Mint Hill Road – Rezoning Petition No. 2019-697
HE Job No. 21901/RZ

Dear Jay:

On behalf of our Client, Sinacori Builders, LLC, we are officially requesting a one-month deferral for the Public Hearing continuance for the subject rezoning. Per the 2019 Zoning Schedule, that would move us from the July 8th Public Hearing to August 12th.

It had been our intent to provide photographs that illustrate the architectural elements that we have committed to under the Architectural Standards, however clearly that was not an acceptable approach for the Town Board. Therefore, at the urging of several Board members we have engaged an architect to address the proposed elevations and prepare renderings of the homes to be built on the site. We are requesting the deferral to allow adequate time for the architect to finalize the elevations which should be ready in approximately 2 ~ 3 weeks. Once we have that information in-hand, we are planning to meet with members of the Board to present the new plans and solicit their support.

If you have any questions or need additional information. I can be reached at (704) 905-8618 or via email at wharris@he-nc.com.

Best regards,
Harris Engineering

A handwritten signature in blue ink that reads 'Wayne M. Harris'.

Wayne M. Harris, P.E.
President

WMH/jl

Xc: Ed Estridge

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