

Agenda Item: Decision on Rezoning Application 2019-700, 433 East John Street

DATE: October 7, 2019
FROM: Jay Camp

Background/Issue:

- On September 24, Planning Board voted unanimously to recommend approval of the rezoning request. The Board stated that the approval should be conditioned upon the loading dock being relocated from John Street and that the list of uses be fully agreed upon by all parties.
- The applicant continues to evaluate the feasibility of relocation of the truck dock and has not yet completed plans for staff to review. We continue to work with the applicant to include conditional notes reflective of the planned modifications to the site.

Proposal/Solution:

- Staff believes the rezoning request is appropriate and is supportive of the request.
- At this time, staff recommends deferral of the request to give the applicant additional time to complete study of the truck dock relocation.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Defer Action on Application 2019-700 to November 11, 2019

DRAFT---FOR APPROVAL

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

ZONING APPLICATION # 2019-700

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 as it maintains the current use of the site while allowing the flexibility for adaptive reuse in the future

REASONABLE: The rezoning is reasonable because it allows for the relocation of truck movements from East John Street and maintains the current use as legal and conforming.

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 Matthews Land Use Plan as it allows for the continuance of an industrial use in a residential neighborhood.

NOT REASONABLE: The rezoning is not reasonable as it would direct truck traffic away from a major thoroughfare and would allow warehousing to continue at the property.

(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: *October 14, 2019*