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

TO: Mayor and Board of Commissioners
FROM: Jay Camp, Planning Director
DATE: November 6, 2019

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.

• On 10/4, a new site plan was submitted by the applicant. The plan indicates a new driveway along Charles Buckley Way and the removal of truck access on John Street. Staff is still evaluating the plan and at this time it appears to be a solution to the truck queuing issues. An update will be provided on Monday. The proposed truck access plan is attached.

Proposal/Solution

Review updated site plan, conditional notes and list of uses.

Financial Impact

None

Related Town Goal

Quality of Life and Economic Development/Land Use Planning

Recommended Action

Staff recommends approval of the rezoning pending resolution of all outstanding issues.
Matthews Board of Commissioners adopts the checked statement below:

A)  _X_  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 allows for the maintenance of an existing use along the corridor.

REASONABLE:  The rezoning is reasonable as it establishes a broad list of allowed uses and accomplishes the movement of truck turning movements away from the congested John Street corridor.

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 is inconsistent with the Land Use Plan as it allows an industrial property to continue operation in a predominantly single-family area.

NOT REASONABLE:  The rezoning is not reasonable as it still allows truck traffic and loading docks to be located in a residential area of the Town.

(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: November 11, 2019
1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.

2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NC DEPARTMENT OF TRANSPORTATION, MECKLENBURG COUNTY, AND TOWN OF MATTHEWS.