

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.

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) 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

DRAFT – FOR DENIAL

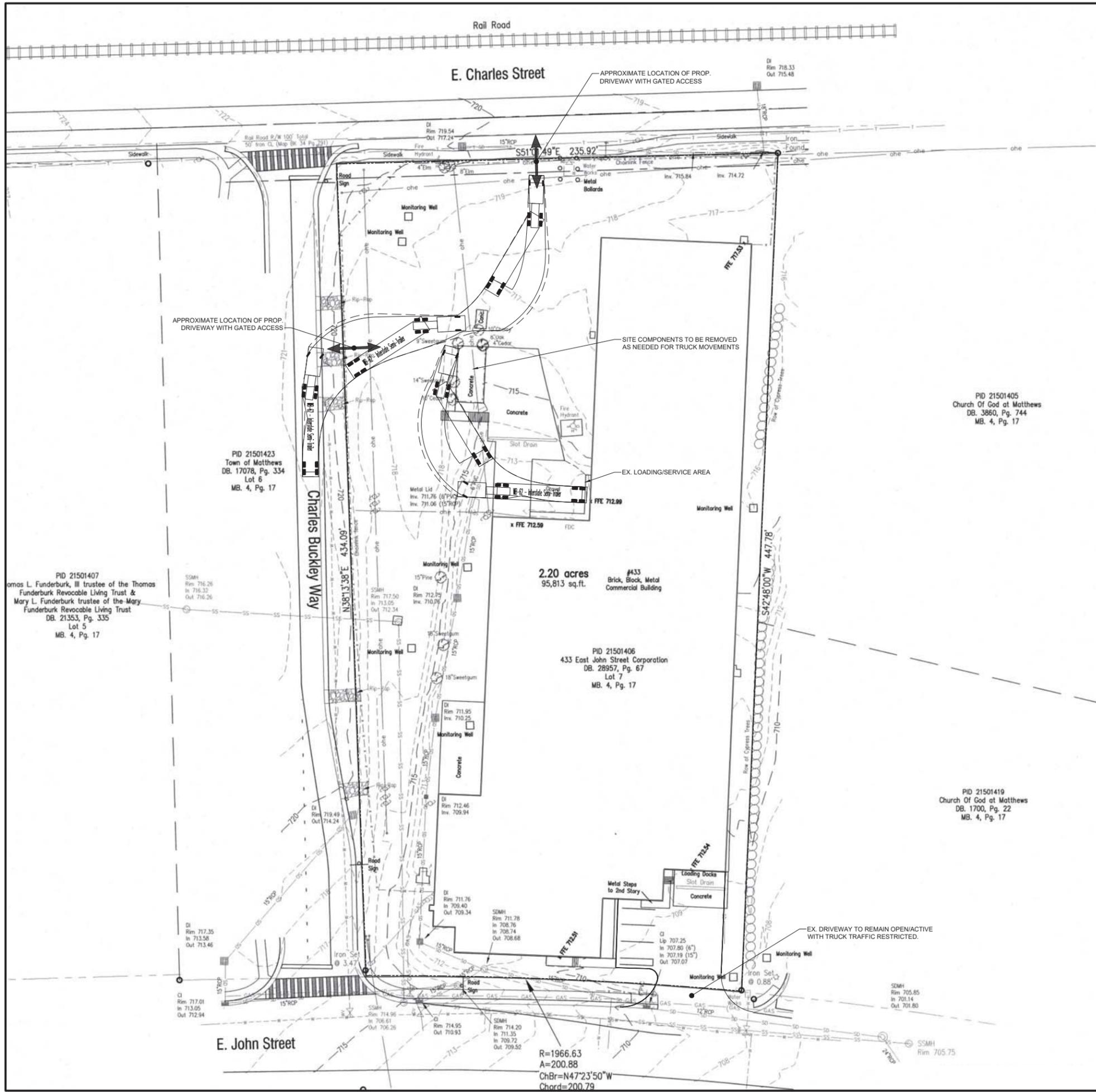
B) _____ The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other document(s)), and **NOT REASONABLE**, as follows:

INCONSISTENT: The rezoning is inconsistent with the 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*



SURVEY DISCLAIMER
 TOPOGRAPHIC SURVEY DATED APRIL 25, 2015 PROVIDED BY LAWRENCE ASSOCIATES, 104 W. JEFFERSON STREET MONROE, NC 28112. PHONE: 704-289-1013. THIS PLAN WAS PRODUCED UTILIZING A PDF UNDERLAY OF THE SURVEY FILE. DIGITAL LINEWORK WAS UNAVAILABLE AT THE TIME OF PLAN PRODUCTION.

LEGEND

SYMBOL DETAIL

--- VEHICLE BODY OUTLINE

--- VEHICLE WHEEL PATH

GENERAL NOTES:

- TRUCK ACCESS TEMPLATES PREPARED USING AUTODESK® VEHICLE TRACKING 2018, VERSION 2018.2.
- TRUCK TEMPLATE UTILIZES A WB-62 INTERSTATE SEMI-TRAILER FROM THE 2011 AASHTO DESIGN MANUAL. DESIGN VEHICLE ANTICIPATED AS MAXIMUM TRUCK SIZE UTILIZED ON SITE.

PID 21501405
 Church Of God at Matthews
 DB. 3860, Pg. 744
 MB. 4, Pg. 17

PID 21501423
 Town of Matthews
 DB. 17078, Pg. 334
 Lot 6
 MB. 4, Pg. 17

PID 21501407
 Thomas L. Funderburk, III trustee of the Thomas Funderburk Revocable Living Trust & Mary L. Funderburk trustee of the Mary Funderburk Revocable Living Trust
 DB. 21353, Pg. 335
 Lot 5
 MB. 4, Pg. 17

2.20 acres
 95,813 sq.ft.

#433
 Brick, Block, Metal
 Commercial Building

PID 21501419
 Church Of God at Matthews
 DB. 1700, Pg. 22
 MB. 4, Pg. 17

REVISIONS

NO.	DATE	DESCRIPTION

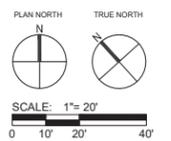
Information contained in this document is the property of Bloc Design, PLLC, and the project client based on the document. The reproduction, copying, and other use without written consent is prohibited and may be subject to legal action to the fullest extent possible.



NOT FOR CONSTRUCTION

STRONGHAVEN INDUSTRIAL

433 E. John Street
 Matthews, NC 28105
 (Parcel ID: 215-01-406)



DATE: 11/06/19
 DRAWN BY: NTV
 PROJECT NUMBER: 00029.00
 SCALE: 1" = 20'

TITLE: CONCEPTUAL VEHICLE ACCESS PLAN

SHEET NO:
CS-102



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.