

Agenda Item: Zoning Application 2019-708, Change in Conditions, 2447 E John St.

TO: Mayor and Board of Commissioners

FROM: Mary Jo Gollnitz, Senior Planner

DATE: March 9, 2020

Background/Issue:

- Request is to allow for a 120' stealth tower on property at 2447 E John St that the original approved rezoning site plan provided for industrial buildings.
- There have been no changes to the original site plan since the Public Hearing.
- On February 25, Planning Board recommended approval of the changes with a 6-1 vote.
- Site plan must meet all signage and landscaping requirements of Matthews Unified Development Ordinance.

Proposal/Solution

A stealth tower will make future development in the area more difficult and reduce the future property tax value potential of the parcel.

Financial Impact

None

Related Town Goal

Quality of Life

Recommended Action

If Text Amendment 2019-705 is denied, Town Council could defer a decision in order to allow the applicant to come back before the Board with plans for an 80' stealth tower or withdraw application. This would eliminate the one year waiting period required by Section 155.401.1.G of Matthews UDO for denial of proposed zoning changes.

If Text Amendment 2019-705 is approved, staff recommends approval of Zoning Application 2019-708 Change in Conditions at 2447 E John St.

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

ZONING APPLICATION # 2019-708

ZONING MOTION # _____

ADMINISTRATIVE AMENDMENT _____

DRAFT—FOR APPROVAL

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 documents), as follows:

It allows for an undeveloped portion of property to locate a stealth communication tower that will be a service to the community.

The rezoning is reasonable because there are limited locations where a stealth tower can currently be located within the Town of Matthews, it will require colocation of additional antennae and public view of the tower will be minimal.

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 documents), as follows:

The rezoning allows for a cell tower adjacent to residential properties and adversely affects the neighboring residential properties. The rezoning will limit the number of additional industrial buildings that can be placed on the property.

The rezoning is not reasonable because the small area plan of the Matthews Land Use Plan calls office/production/distribution business for this property. The plan also states that initial development shall conform to the approved consensus build-out since it will set the tone for further adjacent development.

(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 *March 9, 2020*