

Rezoning Decision: Application 2020-712, Morris Family Investments, LLC

TO: Mayor and Board of Commissioners
FROM: Robert Will, Senior Planner
DATE: October 7, 2020

Background/Issue

At the regular meeting on July 28th, the Planning Board voted unanimously to recommend approval contingent on additional efforts to resolve parking and storm water runoff concerns. Issues and concerns that were noted at the July 28th meeting included:

- Storm water designs for the impacted portion of Freemont St. have not been completed and the Board has concerns over runoff to adjacent properties.
- The scale of the proposed home design is larger than that of surrounding residences. Also noted was that the proposed elevations would not have a front porch.
- The applicant is proposing 5-foot side setbacks using the flexible design standards that are permitted in the R-VS zoning district. Otherwise the side setbacks would have to be 6 feet.
- A concern expressed over the limited parking for autos, with only a one-car garage and limited driveway space. Cars may end up being parked across the sidewalk or on the street.
- Removal of the row of vegetation on the right side of the lot would result in a loss of screening from the adjacent non-residential property.

Proposal/Solution

The applicant has requested withdrawal of the application at this time because of stormwater drainage and parking issues raised at the public hearing and at the Planning Board Meeting.

Financial Impact

None

Related Town Goal

Quality of Life and Economic Development/Land Use Planning

Recommended Action

The applicant has requested that the rezoning request be withdrawn at this time. Staff recommends the request be withdrawn.

Rob Will <rwill@matthewsnc.gov>

Fwd: Freemont rezoning application

1 message

Jay Camp <jjcamp@matthewsnc.gov>

Tue, Sep 29, 2020 at 11:38 AM

To: Rob Will <rwill@matthewsnc.gov>, Shana Robertson <srobertson@matthewsnc.gov>

FYI

----- Forwarded message -----

From: **Morris, Dick** <dmorris@iceusa.com>

Date: Tue, Sep 29, 2020 at 11:26 AM

Subject: Freemont rezoning application

To: mayorhigdon@matthewsnc.gov <mayorhigdon@matthewsnc.gov>, dbland@matthewsnc.gov <dbland@matthewsnc.gov>, kmccool@matthewsnc.gov <kmccool@matthewsnc.gov>, rgarner@matthewsnc.gov <rgarner@matthewsnc.gov>, jmiller@matthewsnc.gov <jmiller@matthewsnc.gov>, lwhitley@matthewsnc.gov <lwhitley@matthewsnc.gov>, jurban@matthewsnc.gov <jurban@matthewsnc.gov>Cc: Jay Camp <jjcamp@matthewsnc.gov>, hazen blodgett <hhblodgett@gmail.com>, Paul Jamison (Paul@myjamisonhomes.com) <Paul@myjamisonhomes.com>

I wish to withdraw the Morris Family Investments rezoning application for North Freemont Street.

Thank you for your time and effort.

Dick

T. Richard Morristrmorris@iceusa.com

704 641-1324, 704 821-8200 x1131

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Please Note: The Town of Matthews Planning & Development Department will be operating remotely due to Covid-19 concerns until further notice. We will respond to emails as quickly as possible.

Jay Camp, AICP
Planning Director
Town of Matthews
232 Matthews Station St.