Zoning Motion 2020-718, Change of Zoning Conditions for 9205 E. Independence Blvd., Premier Holdings Harley-Davidson Dealership

TO: Matthews Board of Commissioners
DATE: November 4, 2020
FROM: Robert Will, Senior Planner

During the Public Hearing for the change in zoning conditions concern was raised over the use of the sound stage for more and more events. In the original conditional zoning notes from 2003 the dealership is limited to the following events:

- February – I Love My Hog/Chili Cook-off
- April – Annual Open House and Poker Run
- May – Mother’s Day Bike Show and Poker Run
- June – Annual Grand Opening Celebration and Poker Run
- July – Celebrate America Sale, Bike Show and Poker Run
- October – National Open House and Poker Run
- November – Gift and gobble Run
- December – (Inside) Holiday Party and Sale

Note: While event names and activities may vary off-duty Police Officers are present at all events with anticipated attendance in excess of 250 people.

The Board may wish to further refine/define the above list.

Additionally, in the permitted uses for the site, accessory uses clearly incidental to the permitted principal use or structure on the lot are allowed.

Proposal/Solution

The Planning Board unanimously recommended approval of zoning Motion 2020-718 Change of Zoning Conditions for 9205 E. Independence Blvd., Premier Holdings Harley-Davidson Dealership to the Board of Commissioners.

Related Town Goal

Economic Development

Recommended Action

Recommend approval of zoning Motion 2020-718 Change of Zoning Conditions for 9205 E. Independence Blvd., Premier Holdings Harley-Davidson Dealership.
DRAFT --- FOR APPROVAL

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

ZONING APPLICATION # ______________________________
ZONING MOTION # _____________2020-718_____________
ADMINISTRATIVE AMENDMENT _______________________________

Matthews Board of Commissioners adopts the checked statement below:

A) __X__ The requested zoning action, as most currently amended, is recommended for approval, and has been found to be CONSISTENT with the Matthews Land Use Plan (or other document(s)), as follows:

CONSISTENT: The rezoning changes in conditions are consistent with the Matthews Land Use Plan as it supports the economic viability of the existing business in a retail center.

REASONABLE: The change in conditions are reasonable because accessory uses are permitted in the original conditional zoning criteria, as are special events.

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)), as follows:

INCONSISTENT: The rezoning is inconsistent with the Land Use Plan along Independence Boulevard as it does not encourage the redevelopment of existing retail centers into mixed use concepts.

NOT REASONABLE: The rezoning is not reasonable as it will create additional noise within the parking lot.

(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 27th, 2020