Agenda Item: Rezoning 2020-720 Lowe’s – Decision – Change in Conditions

DATE: February 8, 2021
FROM: Darin Hallman, Planner

Background/Issue:

- Lowe’s Hardware is requesting that changes to the conditionally approved site plan. These changes include a 3000 square foot addition for tool rentals, a 1500 square foot addition for caged outdoor storage and the removal of its side parking spaces.

- Updates since the Public Hearing and Planning Board:
  - The site plan has been adjusted to add the conditional note to carry forward Sycamore Commons conditional zoning requirements and a note stating that the signage on the building elevations is for illustrative purposes only.
  - A note to increase the build out square footage has been added.
  - An updated site plan was provided showing the location of large format equipment rentals on the site. These areas have historically been used for display area. They were included to provided to show the site meets minimum parking requirements.
  - Planning Board unanimously recommended approval of the rezoning request with notes to keep larger equipment rentals beside the building and to clarify the parking count and requirements.

Proposal/Solution:

Financial Impact:
None

Related Town Goal(s) and/or Strategies:
Land Use Planning

Recommended Motion/Action:
Approve Rezoning Application 2020-720
STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues

MATTHEWS BOARD OF COMMISSIONERSadopts 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 document(s)), and to be reasonable, 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 rezoning is reasonable and in the public interest as it provides an additional service to residents at a central location.

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 at Northeast Parkway as it seeks to reduce the amount of available parking in a side yard whereas the Land Use Plan encourages increasing side and rear parking.

NOT REASONABLE: The rezoning is not reasonable as it increases the intensity of land use located within a congested area of 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: February 8, 2021