Agenda Item: Zoning Application 2022-1, Text Amendment to Add Limited Outdoor Storage to the I-1 Zoning District

TO: Matthews Board of Commissioners
DATE: May 9, 2022
FROM: Nadine Bennett, Senior Planner

Background/Issue:
There are a number of properties in Matthews that are in violation of the UDO because of outdoor storage. This is an ongoing issue, and staff believes that allowing a limited amount of outdoor storage will increase business viability and, therefore, benefit the Matthews economy.

Proposal/Solution:
Since the Public Hearing, the text amendment has been changed to:

- Limit the height of outdoor storage to 20’.
- Require that outdoor storage be organized and well-maintained.

Recommended Motion/Action:
Approve zoning Application 2022-1, text amendment to allow limited outdoor storage in I-1 zoning.
DRAFT – FOR APPROVAL

STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Board of Commissioners Decision on Zoning-Related Issues

ZONING APPLICATION # ________2022-1______________________
ZONING MOTION # __________________________________________
ADMINISTRATIVE AMENDMENT _______________________________

The Board of Commissioners adopts the checked statement below:

A) _____ 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 zoning text amendment is consistent with the land use plan in that it supports light industrial uses.

REASONABLE: The zoning text amendment is reasonable in that it allows only a limited amount of outdoor storage while still supporting light industrial uses.

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 zoning text amendment is inconsistent with the Land Use Plan in that it does not offer enough protection to sensitive areas.

NOT REASONABLE: The zoning text amendment is not reasonable as there are a number of light industrial uses in the Downtown Overlay area, and this is not an appropriate place for outdoor storage.

(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: May 9, 2022
A. Limited outdoor storage of goods and materials is permitted in the I-1.

B. STANDARDS

1. Outdoor storage area may not exceed twenty-five percent (25%) of the total footprint of all buildings on the property, up to a maximum of 10,000 square feet.
2. The height of the stored goods shall not exceed 20’.
3. Outdoor storage shall be located to the rear or side of the principal structure on the property and must be outside of required setbacks.
4. Outdoor storage shall be organized and well-maintained and shall be screened from the public right-of-way and from property used or zoned for residential purposes in accordance with Section 155.606.6.
5. Prior to using any portion of a property for outside storage, the business or property owner shall submit to the Town Planning Office a site plan showing the proposed location of the storage, all buildings on the property, and a screening plan detailing compliance with Section 155.606.6.

[In the Table of Uses, “Outside storage, except as otherwise listed” will have a “PC” under I1.]