Agenda Item: Zoning Petition 2022-751, Dynamic LED Supply, 10718 Monroe Road, Tax Parcel 213-012-28, Change of conditions in I-1(CD)

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

Background/Issue:
The applicant is proposing that additional uses be allowed on the property to make it more economically viable. There are no site plan changes proposed as a part of this application. Requested uses are:

- Upholstering in a workroom setting not to exceed 1,500 square feet of gross floor area
- Retail sales, general merchandise
- Manufacturing, processing, assembling of components into completed craft or custom-made items in facilities not exceeding 3,000 square feet.
- Copy, printing and photo processing
- Building material storage and wholesale and retail sales without outside storage
- Bakery, retail, including manufacturing of goods for sale on the premises only.
- Sign manufacturer
- Professional, financial, personal and recreational service not otherwise listed

Recommended Motion/Action:
Approve zoning Application 2022-751 Change in Conditions in I-1 (CD) to allow the above noted uses on the property.
DRAFT – FOR APPROVAL
STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Board of Commissioners Recommendation on Zoning-Related Issues

ZONING APPLICATION # 2022-751
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 rezoning is consistent with the land use plan in that it expands commercial uses along the Monroe Road corridor.

REASONABLE: The rezoning is reasonable in that it will not change the site itself and is in keeping with other uses along the corridor.

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 in that this building will contain only commercial and not a mix of uses.

NOT REASONABLE: The rezoning is not reasonable as the building could be redeveloped as a mixed-use site instead.

(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