

## **Project Summary**

<b>Location:</b>	134 West John St
<b>Parcel No. (s)</b>	193-262-01
<b>Owner:</b>	The Matthews Historical Foundation
<b>Agent:</b>	Paula Lester
<b>Current Zoning</b>	R-15 - Office
<b>Proposed Zoning:</b>	O (CD) Office – Conditional District
<b>Existing Use:</b>	Civic Club
<b>Proposed Use:</b>	Civic Club
<b>Community Meeting</b>	Proposed for October 8, 2014

## **Summary of Request**

The applicant is requesting to rezone the property located 134 West John Street, , more commonly referred to as the Reid House, from the old R-15 (Office) in the previous Matthews Zoning Ordinance to O (CD) (Office - Conditional District) a current zoning classification. The Reid House is a historical site designated by both Mecklenburg County and the State of North Carolina. It was originally rezoned from residential to office use in 1988 when the property was conveyed to the Matthews Historical Foundation. The purpose of the original rezoning was to assign a zoning classification that could support a museum and office space for the Matthews Chamber.

## **Staff Recommendation**

Staff Recommends approval as submitted with conditions.

## Planning Staff Review

### Summary of Proposed Conditions

The Matthews Historical Foundation would also like to impose some conditions to the property as listed below:

1. Limitations to the permitted uses (See Appendix A)
2. Approvals by the Matthews Historical Foundation and the Charlotte – Mecklenburg Historic Landmarks Commission before and alteration, expansion, or demolition can occur to any structure on the property.
3. Continue to allow special events to occur on the property.

## Consistency with Adopted Plans and Policies and Town Vision Statement

The Matthews Land Use Plan calls for maintaining and preserving the small-town, town center image along West John Street and to maintain and preserve residential-style structures which embody the essence of Historic Downtown.

## Reports from Town Departments and County Agencies

### Matthews Police

No Concerns

### Matthews Fire

No Concerns

### Public Works

No Concerns

### Matthews Park and Recreation

No Concerns

## Impact Analysis and Potential Financial Impact of the Request

Since there is no anticipated change in use of the property, no impact analysis have been prepared.

**Appendix A**

**1. Uses**

Listed below are a list of permitted uses for the "O" zoning district, and those uses deemed inappropriate for the Reid House have been stricken from the list below:

- A. Single family detached
- ~~B. Two family Duplex~~
- ~~C. College/University without stadium~~
- ~~D. Fire/EMS/Police~~
- ~~E. Public Library~~
- ~~F. Bank, Credit Union, Similar Financial Use~~
- ~~G. Barber Shop, Beauty Shop, Nail salon, Similar Personal services~~
- H. Civic, fraternal, Social Club
- ~~I. Contractors Office, no outside storage~~
- J. General and Professional Office
- ~~K. Laboratory and Research facility, medical, dental, optical~~
- ~~L. Medical, dental, optical, clinic or office~~
- M. Museum and art gallery non-commercial
- ~~N. Office with sample merchandise to wholesalers and retailers~~
- ~~O. Spa, message service~~
- ~~P. Telephone exchange~~
- ~~Q. Commercial School for art, science, trades, or professions without sales~~
- ~~R. Copy Printing and photo processing~~
- ~~S. Florist shop~~
- ~~T. Funeral Home~~
- ~~U. Funeral Home with other related service not including crematorium~~
- V. Museum or art gallery
- W. Post Office
- X. Social gathering, seminar, reception which is ancillary to principal use
- ~~Y. Studio for art, gymnast, designer, photographer, music, sculptor~~
- ~~Z. Park or playground not otherwise mentioned~~
- AA. Public utility transmission lines
- BB. Right of way