

Project Summary

Location:	517 E John Street
Owner(s):	Matthews Church of God
Agent:	John Rollins III, Trustee and Amy Griffin
Current Zoning:	R-12 and I-1
Proposed Zoning:	Residential/ Institutional R/I (CD)
Existing Use:	Church
Proposed Use:	Church
Community Meeting:	Occurred April 20, 2015

Summary of Request

The proposal entails changing the zoning designation from "Residential and Light Industrial" to "Residential/Institutional district," R/I(CD). The applicant is seeking the change in order to allow for a new monument sign along E John St

Staff Recommendation

A successful rezoning will allow the existing use of the land to be properly zoned.

Planning Staff Review

Background And History

The site is the existing location of Matthews Church of God. The Church has owned the property since 1954. A new sanctuary was completed in 2008.

Details of the Site Plan

Matthews Church of God is requesting the rezoning in order to allow for new signage along E. John Street. The applicant has taken the opportunity to include the location of potential future parking that may be deemed necessary as their church grows. Conditional notes have been added to the site plan as detailed below.

Summary of Proposed Conditions

1. Signage will comply with Matthews UDO requirements
2. Future parking will comply with Matthews UDO requirements

Planning Staff Review

Outstanding Issues/Planning Staff Comments

(Please see additional comments in staff memos for more detail)

1. Plans need to properly reflect the location of the new signage
2. Signage and retaining wall may need to be moved further back if the widening of E John St deems necessary
3. Staff noted that the Church may lose access to left turns on and off E John once road widening is completed. A driveway access off of Charles St was discussed with the representatives of Matthews Church of God. The Church representatives are uncomfortable with including access on the plans and do not want to place additional traffic onto Charles at this time. When asked at the community meeting about potential traffic shift to Charles St, the committee assured the neighbor that the rezoning would not impact traffic.

A concept drawing of the widening project around the church is attached. The drawing shows a grass median which would prohibit left turns in and out of the church driveway. Without the access off of Charles St, coming from downtown Matthews you would need to go beyond the church and make a U-turn near Clearbrook. Someone exiting the church wanting to head towards I-485 would have to turn right out of the driveway and then U-turn near proposed Buckley Way.

With Buckley way completed, and a driveway access off of Charles St would allow someone coming from downtown Matthews to turn left onto Buckley Way, right onto Charles St, and right into the church parking lot. Similarly, exiting the church off of Charles St and wanting to go to I-485, one could make a left turn from Buckley Way to E John St. This would reduce U-turns in the area. An E. John St conceptual plan is attached.

Consistency with Adopted Plans and Policies and Town Vision Statements

The proposed rezoning is consistent with the adopted Land Use Plan

Reports from Town Departments and County Agencies

Matthews Police

Not Applicable

Matthews Fire

Not Applicable

Public Works

Not Applicable

Matthews Parks and Recreation

Not Applicable

Charlotte Mecklenburg Schools

Not Applicable

PCO Concept Plan Approval Required?

No

Impact Analysis

There is no anticipated financial burden from this request.

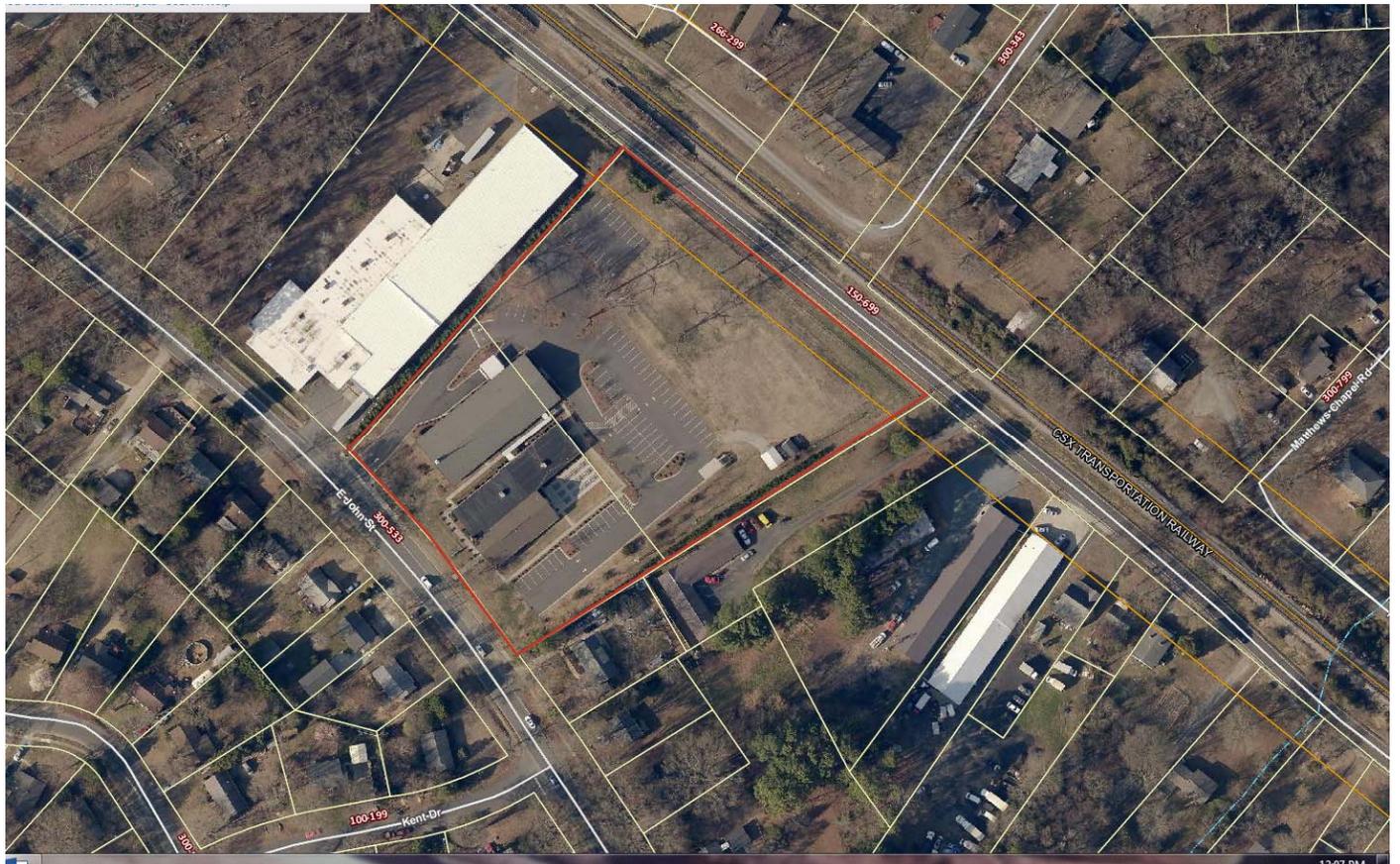
Projected Financial Impact of the Request

The proposed rezoning will not alter the value of the property .

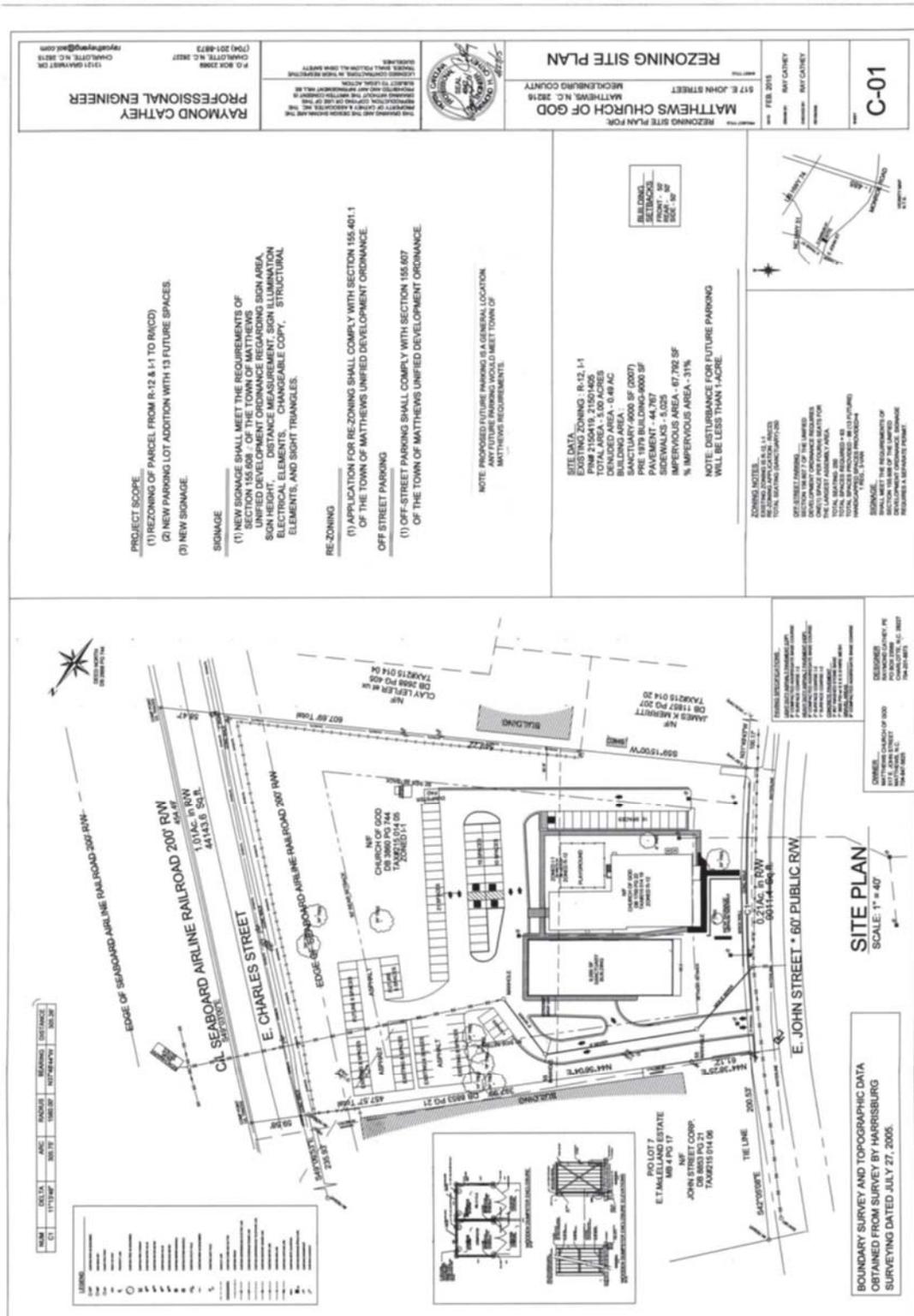
Current Tax Revenue from site: \$ 0

The property is tax exempt.

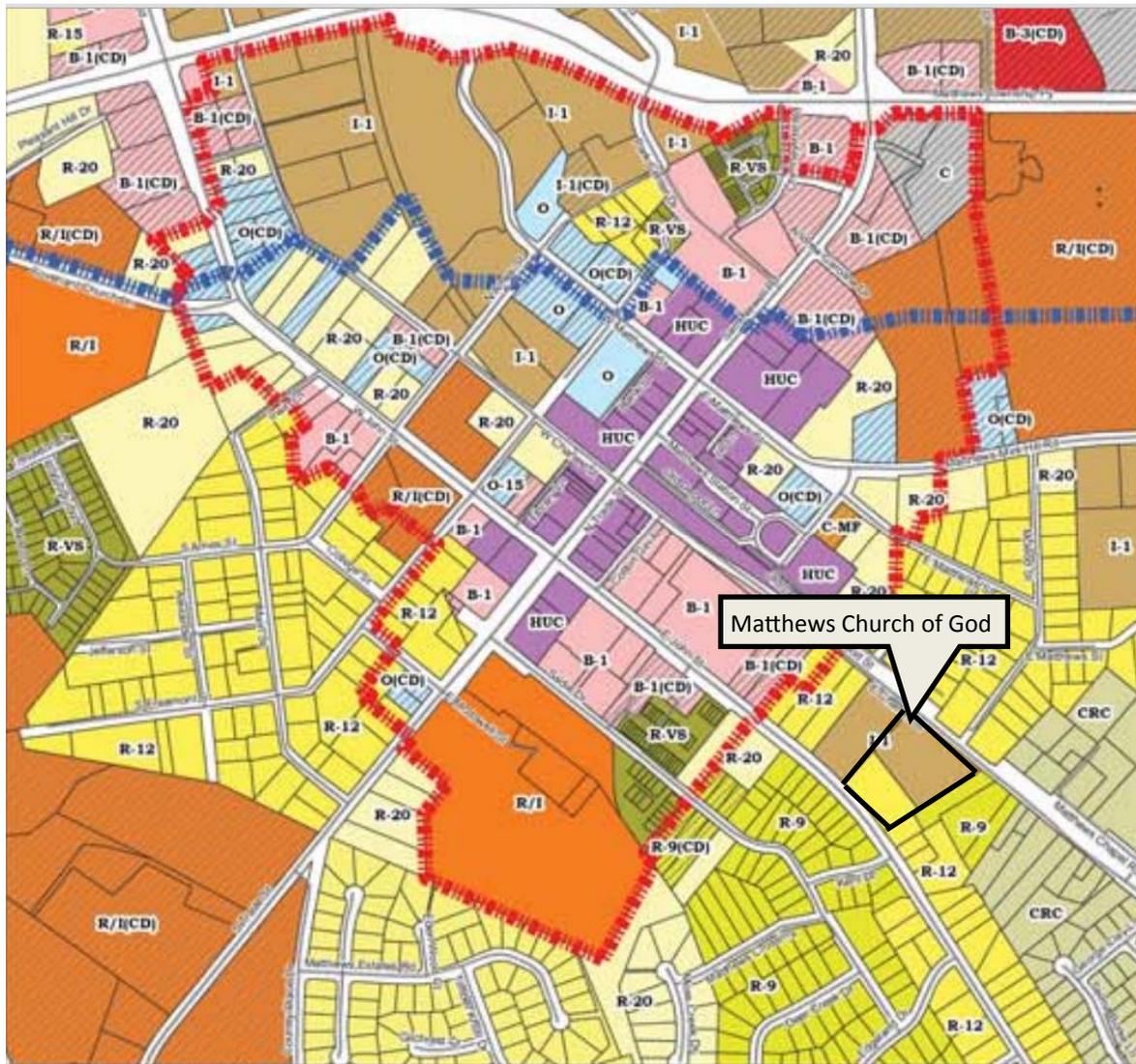
Site Images



Site Plan



Zoning Area Map



E. John St Widening Concept Plan



Monument Sign Example

