Agenda Item: Zoning Petition 2021-743, David Hoyle Jr. Change in Zoning from R-20, B-1, I-1, and I-1 (CD) to B-1 (CD) at the corner of Sam Newell and Hwy 51 (Parcel Id 19324511, 19324508 and portion of 19324524).

TO: Matthews Board of Commissioners
DATE: June 8, 2022
FROM: Robert Will, Senior Planner

Background/Issue
The applicant proposes to change the zoning of the property from R-20, B-1, I-1 and I-1(CD) light industrial to B-1 (CD) to accommodate a maximum 4,000 sq. ft. building that could be for a financial institution or other non-residential use and a maximum 9,200 sq. ft. building for a non-specified commercial use.

Proposal/Solution
This iteration of the corner at Sam Newell and Hwy 51 has changed somewhat from the original proposal. A drive through restaurant is no longer contemplated and has been replaced by a larger building footprint that has patio areas at each of the ends of the structure. Also, the applicant is proposing to remove the proposed split B-H zoning of the property in favor of a consistent B-1 (CD).

The proposed right-in/right-out/left-in for the site on Hwy 51 would remove a significant amount of median and mature landscaping, which is not consistent with an element of the land use plan that states ‘Preserve mature trees along NC-51’.

Financial Impact
The 4,000 sq. ft. financial institution may bring approximately $6,000 in annual tax revenue at the current rate of .2950; and the 9,200 sq. ft. non-residential building may bring approximately $7,750 in revenue annually. These numbers are estimated from similar size buildings in Matthews, but does not take into account depreciation over time.

Related Town Goals and/or Strategies
Economic development/Land Use Planning

Recommended Motion/Action
Motion to approve Zoning Petition 2021-743, with the conditions that the entire site be zoning B-1 (CD) and that acceptable architectural elevations for both buildings be brought back to the Board of Commissioners for approval.
DRAFT – FOR APPROVAL

STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES

Final Decision on Zoning-Related Issues

MATTHEWS BOARD OF COMMISSIONERSadopts 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 change in zoning is consistent with the land use plan because it contains development that is consistent with the surrounding corridor.

REASONABLE: The change in zoning is reasonable in that it will add more noon-residential uses to the Hwy 51 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 change in zoning is inconsistent with the Land Use Plan in that this location is a gateway to the Town and strip or out-parcel development is not encouraged.

NOT REASONABLE: The change in zoning is not reasonable as it will create the development that underutilizes the property and does not create the desired look that the Town desires.

(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: June 13, 2022