Agenda Item: Administrative Amendment – Change in Conditions – Carotek

DATE: February 17, 2017
FROM: Mary Jo Gollnitz, Planner II

Background/Issue:

Carotek submitted an Administrative Amendment that was reviewed and approved by the Planning Board on October 25, 2016. The amendment included the removal of on-site parking spaces in order to install a one story 4,500 sq. ft. building on their property at 700 Sam Newell Rd. The company needed the additional space in order to expand their manufacturing capacity.

Carotek is now requesting an additional 300 square feet for the previously approved building. The addition would provide a total of 4,800 sq ft. With the additional square footage, they have to move the structure forward in order to keep out of the existing detention pond on site. Parking modifications and additions that were approved in October 2016 are not changing with this request. Attached are the Administrative Amendment request letter, approved site plan from October 2016 and proposed site plan changes.

The following are the specific amendment requests:

A. Increase the structure for a total of 4,800 sq ft for manufacturing storage.
B. Move the new structure forward to be in-line with the existing structure.

No additional parking spaces are required if this request is approved. No trees will be removed in order to shift building forward.

Matthews UDO provides three levels of approvals for Administrative Amendments; staff review, Planning Board Action, and Board of Commissioners action.

If the Planning Board wishes to take action, the Statement of Consistency and Reasonableness is provided for your convenience.

Staff recommends the Planning Board discuss and approve the proposed change in conditions for Carotek as presented.
SUGGESTED
STATEMENTS OF CONSISTENCY AND REASONABLENESS
Final Decisions on Zoning-Related Issues

ADMINISTRATIVE AMENDMENT Carotek Expansion Building

Matthews Planning Board makes the following 2 conclusions:

1) ___X___ The requested zoning action, as most currently amended, IS CONSISTENT with the policies for development as outlined by the Matthews Land Use Plan and Town’s long-range Vision Statements (as specified below)

   OR

   _____ The requested zoning action, as most currently amended, IS NOT CONSISTENT with the Matthews Land Use Plan and/or other adopted land development policies and plans.

   (A requested zoning can be found “consistent” and not approved, or found to be “not consistent”, but approved.)

2) ___X__ The requested zoning action IS REASONABLE and in the public interest because:
   (ex., may be appropriate with specific surrounding land uses; has been shown that it will not create significant new traffic beyond area roads’ capacities; creates/increases desirable use in Town.)

   There is no significant traffic impact to the area and will support the economic viability of the existing business.

   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________

   OR

   _____ The requested zoning action IS NOT REASONABLE and in the public interest because:

   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________

   (Reasons given for a zoning request being “reasonable” or “not reasonable” are not subject to judicial review.)

Decision Date ___February 28, 2017

TnBd consist&reason 2016
February 17, 2017

Ms. Kathi Ingrish, Planning Director  
Town of Matthews  
Planning and Zoning Department  
232 Matthews Station Street  
Matthews, NC 28105

Re: Administrative Zoning Approval for  
Carotek Manufacturing Building Expansion #2  
700 Sam Newell Rd.  
Matthews, NC 28105  
TP#193-292-01

Dear Ms. Ingrish,

Mr. Deryl Bell, President of Carotek, requests an administrative zoning approval for the proposed expansion of the manufacturing building located at 700 Sam Newell Rd. and further described at tax parcel 193-292-01. In October 2016, we requested and received approval for a 4500 sf building. However, required elements, inside the building, has precipitated an increased in the building size to 4800 sf. The building is still located along the north side of existing manufacturing building. The purpose for the expansion is still to free up existing manufacturing space by the relocation of large spare parts that are used in the manufacturing process. Again, this will free up needed space to manufacture larger process assemblies. The request for administrative approval is consistent with the existing zoning of I-1 (CD) and the use will remain the same. The material of the outside of the proposed addition will be anodized aluminum and the color will match as close as possible to the existing building. The height of the proposed addition will be 26-1/2 feet at the eve and 29 feet where it meets the existing building. The eve of the existing building is 30 feet. The parking requirement is 109 spaces and we have 123 spaces available; therefore, no new parking spaces will be created. The increase to the existing impervious area will be approximately 1473 sf.

We thank you for consideration of our request.

Yours Truly,

West Engineering, Inc.

Thomas C. West, PE  
President

TCW/mw  
Cc: Deryl Bell, Carotek  
File 161004