

## **Decision on Application 2016-644 at 9601 East Independence**

**DATE: September 7, 2016**

**FROM: Jay Camp**

### **Background/Issue**

At the previous Council meeting, a request was made to delete certain uses from the table of allowed uses at the site. The applicant has agreed to all of the items requested. The uses to be deleted are:

1. Coin Operated Laundries
2. Funeral Homes
3. Mini Storage
4. Pet Cemeteries
5. Outdoor Vending Machines

### **Financial Impact:**

None

### **Related Town Goal(s) and/or Strategies:**

Quality of Life

Economic Development/Land Use Planning

### **Recommended Motion/Action:**

Approve Rezoning Application 2016-644

**SUGGESTED  
STATEMENTS OF CONSISTENCY AND REASONABLENESS  
Final Decisions on Zoning-Related Issues**

**ZONING APPLICATION # 2016-644**

**Matthews Board of Commissioners 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.

**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.)*

**The rezoning updates the zoning on the site to B-1, making it easier for the owner to attract new and desirable uses to the site.**

**OR**

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

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

Decision Date   9/12/16

## **Decision on Application 2016-644, 9601 East Independence**

**DATE:** August 2, 2016

**FROM:** Jay Camp

### **Background/Issue**

On July 26<sup>th</sup>, Planning Board unanimously recommended approval of the rezoning request for the site. No changes have occurred to the site plan or conditional notes since the Public Hearing.

### **Proposal/Solution:**

Staff recommends approval of the rezoning as it is consistent with Town Policy to rezone parcels that are zoned Conditional.

### **Financial Impact:**

None

### **Related Town Goal(s) and/or Strategies:**

Quality of Life

Economic Development/Land Use Planning

### **Recommended Motion/Action:**

Approve rezoning application 2016-644