

## **Agenda Item: Decision on Application 2018-681 Tanfield Drive Subdivision**

**DATE:** June 27, 2018  
**FROM:** Jay Camp

### **Background/Issue:**

- On June 26th, Planning Board voted unanimously to recommend approval of the rezoning request.
- Staff has examined the existing Tanfield Dr area and determined that it may be difficult to plant street trees along the entire road due to the narrow planting strip and existence of mature trees in front yards.
- The applicant proposes a payment of \$7,000 to the Town for installation of trees along existing Tanfield, at Rice Road Park or other locations in the general vicinity of the rezoning site.
- Additional home elevations presented at the Public Hearing have been added to the conditional plan.
- Staff has requested confirmation that the fire truck turnaround is paved and that a Public Access Easement is provided. An update on this issue will be provided on Monday.

### **Proposal/Solution:**

- The proposal creates an extension of an existing subdivision using the same R-9 standards for lot width, front setback, sideyards, and rear yard. This creates a project that will better blend with existing development along Tanfield Drive.
- The PCO Concept Plan has been approved.

### **Financial Impact:**

None

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

Quality of Life

Economic Development/Land Use Planning

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

Approve Rezoning Application 2018-681

**DRAFT---FOR APPROVAL**

**STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES  
Final Decisions on Zoning-Related Issues**

ZONING APPLICATION # 2018-681  
ZONING MOTION # \_\_\_\_\_  
ADMINISTRATIVE AMENDMENT \_\_\_\_\_

Matthews Board of Commissioners adopts the checked statement below:

A)  The requested zoning action, as most currently amended, is **approved**, and has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)), and to be **REASONABLE**, as follows:

**CONSISTENT: with Matthews Land Use Plan in that it creates an extension of an existing R-9 subdivision and will allow for the construction of homes of similar style and size on lots with the same dimensional standards as the existing Tanfield Drive area.**

---

**REASONABLE: The rezoning creates new housing opportunities with general styles and densities similar to existing development in the general vicinity of the site.**

---

**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)), and **NOT REASONABLE**, as follows:

**INCONSISTENT: The rezoning is inconsistent with the general look of the existing homes on the street.**

---

**NOT REASONABLE: The rezoning is not reasonable and would cause additional congestion to area roads while overburdening the school system.**

---

*(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: *July 9, 2018*