Agenda Item: Zoning Petition 2022-747, Williams Creek, Kinger Homes, LLC
Change in Zoning from R-15 to SRN and R-VS.

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-15 single family to R-VS and SRN for the purpose of constructing 65 housing units of varied styles (quadplexes, triplexes, and single family residential).

Proposal/Solution
There were a number of comments raised at the public hearing, including:

- Privacy and safety of an adjoining property (Honeycutt property)
- Create the possibility for more diverse type of housing products
- Community open space should be more centralized for ease of access and safety
- Architectural elevations should be revised to reflect varying housing types

In response to these comments the applicant submitted a revised site plan (attached to this memo) showing the following changes:

- Revised community open space location to be located front/central (closer to Williams Rd) of project development
- Added 10ft sidewalk around/thru community open space for ease of access.
- Added additional parking around community open space
- Committed to securing Honeycutt property by providing fencing along lots 8-15 and 33-38.
- Verified separation distances of Honeycutt homestead to existing developments and the proposed developments (existing homes = ~185ft, proposed homes = ~220ft)
- Provided diversity of proposed products within this development (duplex, triplex, quad, small & large single-family homes)
- Created additional street buffer off from Williams Rd (Bldgs located 90 ft. from Williams Rd). This is similar to remainder of Williams Rd.
- Split proposed development to RVS & SRN zonings.

Additionally, the developer is committed to the following road improvements:

- signal at Williams and Sam Newell
- turn lanes at Sam Newell and Williams intersection
- two-way center turn lane along Williams Rd
- 10ft sidewalk along road frontage of Williams
- pedestrian crossings at Williams.
At their April 26th regular meeting, the Planning board recommended approval of the zoning application 2022-747 to the Board of Commissioners.

Financial Impact
None

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

Recommended Motion/Action
Motion to approve zoning application 2022-747.
Matthews Board of Commissioners adopts 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 rezoning is consistent with the land use plan because it will provide a variety of housing styles, densities and locations and encourage design and construction of alternative style housing and infill development.

REASONABLE: The rezoning is reasonable in that it provides for a compatible land use and connectivity.

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 rezoning is inconsistent with the Land Use Plan in that this location is too distant from the transit corridor to support higher density uses.

NOT REASONABLE: The rezoning is not reasonable as it will create additional traffic along Williams Rd.

(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
Rezoning 2022-747
Williams Creek
Comparison between Original Site Plan and Present Site Plan
Original Plan submitted with the application in January
Revised Plan Part One Submitted for Approval
Revised Plan Part Two Submitted for Approval