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: May 4, 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 90ft 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**
The recommended action is to postpone the decision by the Board because staff has not had sufficient time to review the revised plan and conditional notes. The revised plan was received on 4/21 and a further revised plan was received on 5/4.
ZONED R-15

PROPOSED TRAFFIC CALMING DEVICE (CHOKER) @ STREAM CROSSING

EXISTING CREEK

APPROX. SWIM BUFFER

ZONED PROPOSED PROPERTY.

NOTES:

EXISTING SURVEY BUILDING SETBACK EDGE OF PAVEMENT PROJECT BOUNDARY

REPORTED SHEET FAMILY PROJECT SHEET NUMBER (OUT OF 4 SHEETS)

1. FOR THE R-VS ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE. DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 19353106, 19353107, & 19353108.

2. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL CONDITION OR WHICH INCREASE THE INTENSITY OF DEVELOPMENT SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN OR OWNERS OF THE PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.

3. A) IF THIS REZONING PLAN IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE AMENDMENTS TO REZONING PLAN UNLESS OTHERWISE STATED HEREIN, ALL TRANSPORTATION IMPROVEMENTS ALONG WILLIAMS ROAD SHALL BE APPROVED AND BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS.

3. B) THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE, EXCLUDING STREET LIGHTS LOCATED ALONG PUBLIC STREETS, SHALL BE 21 FEET.

3. C) DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE LANDSCAPE AND BUFFER ORDINANCES.

3. D) WHERE NECESSARY, PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE TOWN OF MATTHEWS, JURISDICTION MATTHEWS WATERSHED MCALPINE AND NATURAL SITE DISCHARGE POINTS.

3. E) UNLESS OTHERWISE STATED HEREIN, ALL TRANSPORTATION IMPROVEMENTS ALONG WILLIAMS ROAD SHALL BE APPROVED AND SUBJECT TO ANY MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DESIGN AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED BY THE TOWN FOR APPROVAL.

3. F) PARKING SHALL NOT BE PERMITTED ALONG WILLIAMS RD OR ALONG PRIVATE ALLEYS.

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3. H) THE PETITIONER SHALL COMPLY WITH THE LANDSCAPING ORDINANCE AND POST CONSTRUCTION STORMWATER ORDINANCE.

3. I) UNLESS OTHERWISE STATED HEREIN, ALL TRANSPORTATION IMPROVEMENTS ALONG WILLIAMS ROAD SHALL BE APPROVED AND SUBJECT TO ANY MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DESIGN AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED BY THE TOWN FOR APPROVAL.

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3. V) UNLESS OTHERWISE STATED HEREIN, ALL TRANSPORTATION IMPROVEMENTS ALONG WILLIAMS ROAD SHALL BE APPROVED AND SUBJECT TO ANY MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DESIGN AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED BY THE TOWN FOR APPROVAL.
Mathews 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: May 9, 2022