Agenda Item: Zoning Motion 2022-760, UDO Text Amendment to Section 155.506.15.B.2. to increase the number of courts allowed in the R/I district from 10 to 24 and to specify that they may be used for tennis, pickleball, platform tennis and Padel tennis.

TO: Matthews Board of Commissioners  
DATE: June 8, 2022  
FROM: Robert Will, Senior Planner

Background/Issue
Matchpoint Sports Facilities, LLC (the ‘applicant’) has requested a text amendment as follows (strikethrough language to be deleted, underlined to be added):

“155.506.15 Commercial Indoor and /or Outdoor Tennis and Racket Clubs and Associated Swimming Pools.

A. Indoor and/or outdoor tennis and racket clubs and associated swimming clubs and swimming facilities, operated on a commercial basis may be allowed in the R/I district.

B. STANDARDS.
   1. These facilities shall not have permanent spectator viewing facilities.
   2. They shall have no more than ten (10) twenty-four (24) courts total, including tennis, pickleball, platform tennis and Padel tennis courts."

Proposal/Solution
The applicants request the above text amendments to allow more and varied style of courts within the R/I zoning district.

Some of the concerns that were raised at the public hearing include:
- Having appropriate buffers and setbacks for the courts to mitigate any noise from the sports.

There is only one property that this text amendment would impact, Matthews Tennis and Swim Club, as it is the only use in the R/I district that is considered a “Commercial Indoor and /or Outdoor Tennis and Racket Clubs and Associated Swimming Pools”. Any new swim and racket club in the R/I zoning district would be considered by the Town Board for approval as a conditional zoning plan.

At their May 24th regular meeting, the Planning board recommended approval of the zoning motion 2022-760 to the Board of Commissioners.

Recommended Motion/Action
Approve zoning motion 2022-760 UDO Text Amendment as submitted.
DRAFT – FOR APPROVAL
STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Board of Commissioners Final Decision on Zoning-Related Issues

ZONING APPLICATION # ______________________________
ZONING MOTION # ______________2022-760____________________
ADMINISTRATIVE AMENDMENT _______________________________

The 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 text amendment is consistent with the land use plan because it will provide for great number and variety of courts for Commercial Indoor and /or Outdoor Tennis and Racket Clubs and Associated Swimming Pools.

REASONABLE: The text amendment is reasonable in that it provides for the opportunity for the growing popularity of racket sports of different types.

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 text amendment is inconsistent with the Land Use Plan in that the noise from the increased number of courts is potentially out of character with the surrounding community.

NOT REASONABLE: The text amendment is not reasonable as it will more than double the number of permitted courts at a Racket club.

(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