Agenda Item: Public Improvement Variance – Walking by Faith Church

TO: Town of Matthews Board of Commissioners
DATE: June 14, 2021
FROM: Darin Hallman, Planner

Background/Issue:

- Walking by Faith Church is requesting a public improvements variance to delay right of way improvements along Rice Road. These delays would include the widening of pavement and the installation of curb and gutter.

- Walking by Faith is developing the property by-right as a multi-phase development. The project is currently in phase one of development for a picnic shelter and multi-use building. The request would delay the improvements until phase two when the main sanctuary is being constructed [Attachment 3].

- In 2015, the Board approved a Public Improvements Variance for the property on Sam Newell Road and a portion of Rice Road [Attachment 4]. The new public improvements variance pertains to a section of right-of-way that was excluded.

- Pursuant to section 155 707.C.4.d of the UDO curb and gutter are required for all streets and shall conform to town standards. There is currently no curb and gutter along this stretch of Rice Road.

Proposed Solution

- Public Works has no issue with delaying the road way improvements until after phase 1.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:
Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:

The Board should discuss and make a decision on the Public Improvement Variance requests.
Walking By Faith Site Location

Parcel 1934395; located at the intersection Sam Newell Rd and Rice Rd; near Windsor Square Shopping Center

Town of Matthews
North Carolina

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet

2021
Phasing Illustration
Attachment 4
(3 Pages)
2015 Public Improvement Variance
October 15, 2015

Town of Matthews
Attn: Planning and Development Administrator (Mary Jo Gollnitz)
232 Matthews Station Street
Matthews, NC 28105

This letter confirms Walking By Faith Community Church’s acknowledgement of its requirement to meet the stipulations made by the Matthews Board of Commissioners at Monday’s (October 12, 2015) Town Hall Meeting. The Board of Commissioners approved the following:

a. Waived the installation of public improvement requirements of widened pavement, curb and gutter along Sam Newell Road.

b. Before issuance of building permits for Phase 2 construction at the above referenced property, the following must be completed:
   - Installation of curb, gutter, widened pavement, and sidewalk improvements for a total distance of (-/-) 273 ft., along Rice Road to Sam Newell Road Intersection.
   - Sidewalk along Sam Newell side of the property must be installed

Please contact me at 704-576-4754 if you have any questions and thank you for supporting the ministry of God.

Yours in Christ,

Alvin J. Denson, Pastor
President

Nate Huggins, Deacon
Vice President/Board Member

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