



MEMO

Date: 7/27/23

RE: Hawkinstown Road Rezoning

Narrative:

Property owners of parcels 324 279, 324 048, & 324 132 located on the south side of the 900 block of Hawkinstown Road are interested in developing these properties into a townhome subdivision. The property is currently zoned AG which would not allow this type of development. They are requesting these properties be rezoned to RMST which would allow this type of development. Town staff is currently working on a text amendment that would allow higher density development and townhomes in the AG zoning classification, but that amendment proposal is still sometime away, and the developer wanted to proceed with this project now.

Three properties taken together equal about 21.72 acres. The north end of the property abuts Hawkinstown Road, and the south end of the property abuts Grants Creek. Some portion of the south end is in the Creek's floodplain and will not be developable.

Surrounding properties in the area are zoned a mixture of residential classifications including AG, SFR-1, 2, & 3. These are all residential classifications with differing lots sizes and density allowances. In Salisbury's zoning jurisdiction just to the west of this project, much of the current zoning is R-6, which allows 6000 sq ft lots as compared to the requested RMST requested for these properties which allows 5000 sq ft lots. An expansion of an existing development at the west end of Hawkinstown Road will be a mix of single-family detached homes, duplexes, and townhomes. Properties in the nearby and surrounding areas are evolving into higher density residential uses.

Water and sewer for the development on this property will be provided by Salisbury Rowan Utilities.

While this is not a conditional zoning tied to a specific site plan, the currently proposed project includes 153 two story townhomes. The property will be annexed into the Town of Spencer with the town providing fire, police, and garbage services. The roads will be built to town/NCDOT standards and dedicated to the town as a part of our road system. Based on 153 units at \$250,000 per unit, this project would be valued at \$38,250,000 property tax value. At 2.75-3.25 people per unit this would add about between 420-500 people to Spencer's population.

Conclusion:

Based on the town's desire to grow its population and tax base, and recognizing various geographic limitations on this growth, the town must encourage high density population growth on properties within its municipal boundaries and its ETJ. Rezoning this property to RMST is a good first step in accomplishing that goal. The area in question was once rural and agricultural in nature and has seen some sporadic development in the past. It is now seeing pressure increased pressure for high density residential development. This rezoning request is responsive to that housing demand.

Staff recommends approval of this rezoning request and feels it is consistent with the town's comprehensive plan.