

S17-01 STAFF SUMMARY SPECIAL USE PERMIT REQUEST

APPLICATION SUMMARY	
Case Number: S17-01	
Request: Special Use Permit to establish a Personal Care Facility	
Applicant: Cindee Wolf of Design Solutions	Property Owner(s): Church of God of Prophecy
Location: 1380 N. College Road	Acreage: 6.87 acres
PID(s): R04213-019-019-000 R04200-004-001-000 R04313-022-001-000 R04313-022-003-000 R04313-022-002-000 R04309-003-001-000 R04216-019-020-000 R04212-010-001-000	Place Type: General Residential
Existing Land Use: Church w/ child day care	Proposed Land Use: Personal Care Facility
Current Zoning: R-15 & R-10	



SURROUNDING AREA		
	LAND USE	ZONING
North	Institutional (Church) and Single-Family Residential	R-15, R-10

East	Single-Family Residential	R-10
South	Single-Family Residential	R-10
West	Institutional (Church/School)	R-15



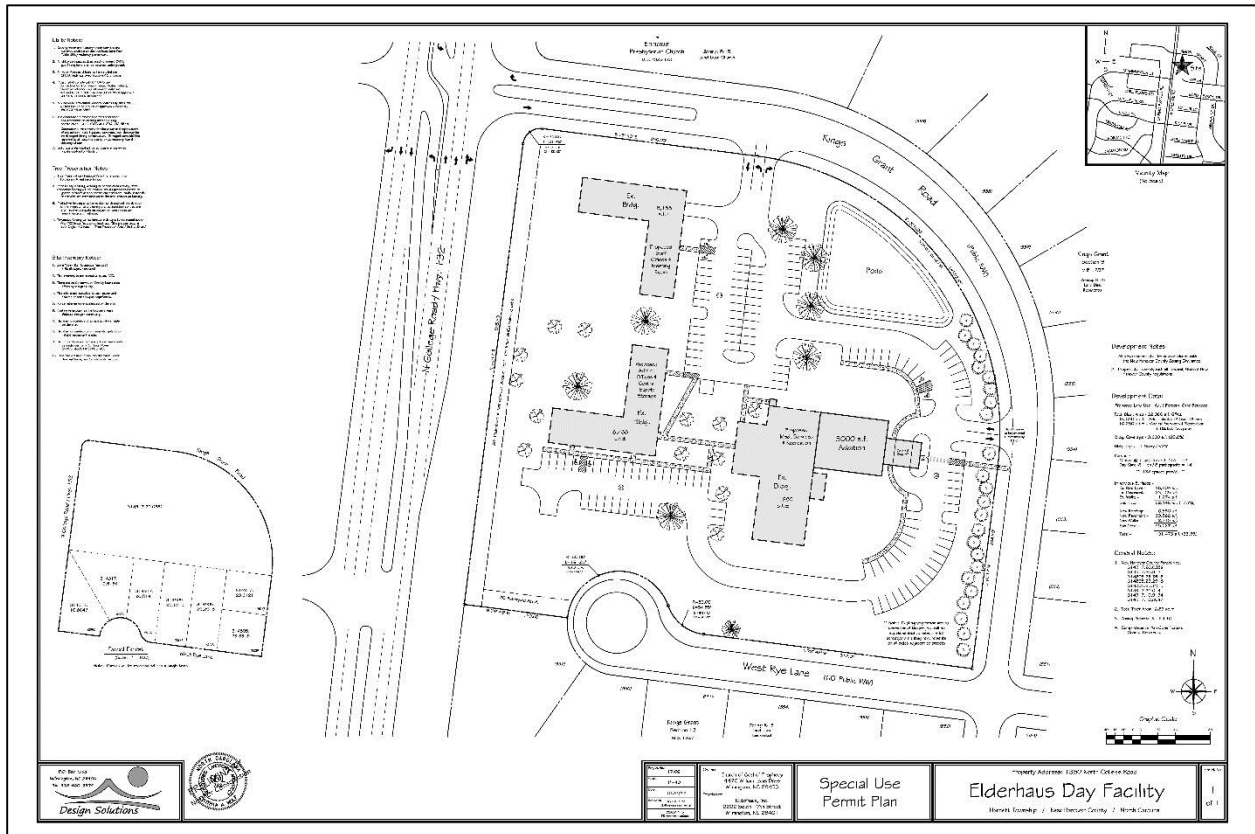
ZONING HISTORY	
July 1, 1972 & July 7, 1972	Initially zoned R-10 (Area 9A) and R-15 (Area 8B)

COMMUNITY SERVICES	
Water/Sewer	Water and Sewer is available through CFPUA
Fire Protection	New Hanover County Fire Services, New Hanover County North Fire District
Schools	Eaton Elementary, College Park Elementary, Trask Middle, and Laney High schools
Recreation	Kings Grant Park and Smith Creek Park

CONSERVATION, HISTORIC, & ARCHAEOLOGICAL RESOURCES	
Conservation	No known conservation resources.
Historic	No known historic resources.
Archaeological	No known archaeological resources.

PROPOSED SITE PLAN

- The application proposes to utilize three existing buildings with one building expansion, as well as develop new parking areas and internal circulation:



Conceptual Site Plan

TRANSPORTATION

- Access will be provided via an improved driveway to Kings Grant Road, a state-maintained road, on the north side of the project.
- The NHC/City of Wilmington Greenway Plan proposes that greenways be installed along both sides of this portion of N. College Road.
- A bus stop for route 104 is located across N. College Road at the intersection of southbound N. College Road and Kings Drive.

Traffic Count - 2015

Road	Location	Volume	Capacity	V/C	LOS
N. College Road	0.15 Mile North of Site	27,643	36,400	0.75	D

Trip Generation			
LAND USE	INTENSITY	AM PEAK	PM PEAK
Medical Office (720)	16,650 square feet	64	82
Recreational Center (495)	16,650 square feet		

- Traffic Impact Analysis are required to be completed for proposals that will generate more than 100 peak hour trips in either the AM or PM peak hours.

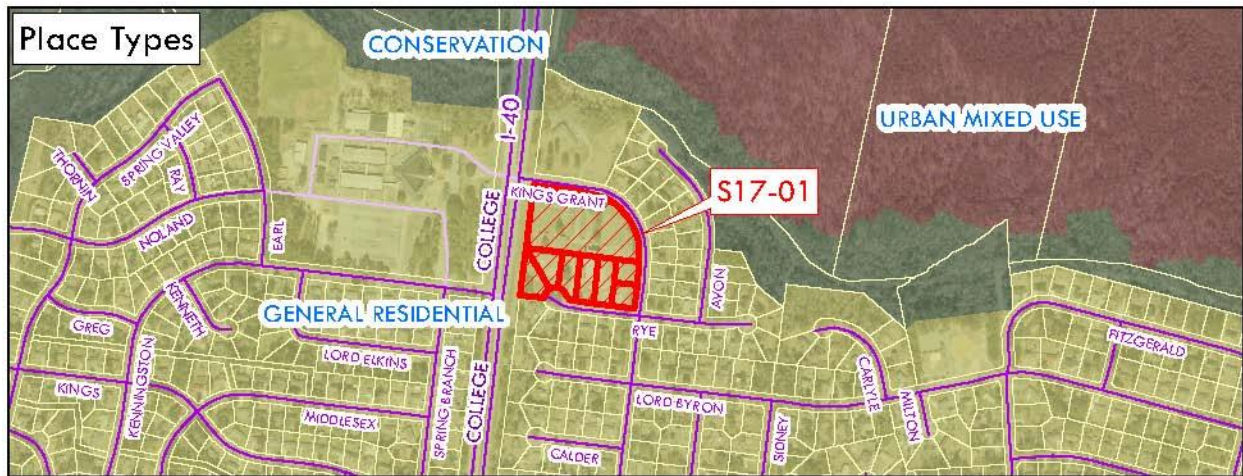
ENVIRONMENTAL

- The property does not contain any Special Flood Hazard Areas.
- Stormwater management will be reviewed by the New Hanover County Engineering Department and by the NC Department of Environmental Quality. The development will include a new stormwater pond on the site.
- The property does not host any wetlands.
- The subject property is within the Smith Creek (C;Sw) watershed.
- Soils on site include Seagate Fine Sand and Baymeade Fine Sand according to the Soil Survey for New Hanover County.

2016 COMPREHENSIVE LAND USE PLAN

The New Hanover County Future Land Use Map provides a general representation of the vision for New Hanover County's future land use, as designated by place types describing the character and function of the different types of development that make up the community. Specific goals of the comprehensive plan are designated to be promoted in each place type, and other goals may be relevant for particular properties.

Future Land Use Map Place Type	General Residential
Place Type Description	Focuses on lower-density housing and associated civic and commercial services. Housing for the area is typically single-family or duplexes. Commercial uses should be limited to strategically located office and retail spaces, while recreation and school facilities are encouraged throughout. Recommended types of uses include single-family residential, low-density multi-family residential, light commercial, civic, and recreational.
Consistency Analysis	A personal services use is consistent with the place type description, providing community services in an existing non-residential site located along a major highway.



Relevant Goals of the Comprehensive Plan	
Goal III: Promote fiscally responsible growth	Desired Outcome: Growth patterns that achieve efficient provisions of services and equitable distribution of costs between the public and private sectors
Consistency Analysis: One strategy to achieve this goal is to encourage development where existing infrastructure is available. The proposed use expands upon an existing development in an area with existing infrastructure.	
Goal V: Revitalize commercial corridors and blighted areas through infill and redevelopment	Desired Outcome: Strong existing neighborhoods and corridors where the highest and best uses are promoted in an effort to increase economic revitalization
Consistency Analysis: The proposed development re-uses and redevelops an existing non-residential property in an appropriate area, immediately adjacent to a major highway.	
Goal VIII: Integrate multi-modal transportation into mixed land uses that encourage safe, walkable communities	Desired Outcome: A community with a mixture of land uses that allows for individuals to perform daily tasks without the use of an automobile. A community where individuals can safely walk, bike, and access transit.
Consistency Analysis: One of the guidelines outlined for this goal includes providing alternatives to automobile transportation by providing a network of bicycle and pedestrian facilities. A pedestrian and bicycle linkage to the adjacent residential neighborhood is proposed, and provisions for the recommended greenway along N. College Rd. are included in the proposed site design.	

Goal IX: Promote environmentally responsible growth	Desired Outcome: Development that accommodates population growth while minimizing negative impacts on natural resources.
Consistency Analysis: The comprehensive plan recommends encouraging infill and development as one method of strengthening and directing development toward existing communities. The proposed use is a re-use and redevelopment of an existing non-residential property and could provide services to the community.	
Goal VI: Increase public safety by reducing crime through the built environment	Desired Outcome: New development patterns that focus on increased public safety.
Consistency Analysis: The comprehensive plan recommends encouraging design strategies to reduce crime and encouraging a walkable community to create more human interaction between neighbors. The proposed site design limits access to the property to the one entrance/exit along Kings Grant Rd., removing an existing informal drive from W. Rye Lane that could otherwise provide access to the rear of the facility. Limitation of access is one method of reducing crime through design features, but this element can further limit integration with the existing community via pedestrian and bicycle infrastructure as recommended in this and other plan goals. An access point across from the covered drop-off area could provide pedestrian access in a high-visibility location.	
Goal XVIII: Increase physical activity and promote healthy active lifestyles	Desired Outcome: A built environment that encourages active lifestyles and increased health through walking and biking.
Consistency Analysis: The proposed site design includes elements linking the property to the adjacent residential area and provisions for the recommended greenway along N. College Rd.	

Staff Analysis of Comprehensive Plan Consistency

The application is consistent with the goals of the 2016 Comprehensive Plan, as it re-uses and expands an existing non-residential site along a major highway with a use that can provide community services. The proposed site design also includes features supporting the recommended bicycle and pedestrian infrastructure recommended in the plan, including a 20' wide pedestrian and non-vehicular access easement for a future multi-use path as recommended in Wilmington/New Hanover County Comprehensive Greenway Plan, and also a pedestrian access point to the property that provides multimodal integration into the surrounding community.

PLANNING BOARD ACTION

The Planning Board considered this application at their March 2, 2017 meeting. No one from the public spoke in favor of, or in opposition to, the application. The Planning Board held discussion about the need for an additional driveway to serve the site which was agreed to by the petitioner as well as additional vegetation along Kings Grant Road. The Planning Board voted 6-0 to recommend approval of the request, citing the preliminary findings of fact provided by staff, with

one condition: to allow for an additional driveway on Kings Grant Road, with the appropriate distance away from West Rye Lane.

After the Planning Board meeting, the petitioner submitted a revised site plan with an additional driveway to Kings Grant Road, sufficing the Planning Board's condition. The revised site plan also included additional landscaping along Kings Grant Road.

STAFF PRELIMINARY CONCLUSIONS AND FINDINGS OF FACT:

Staff has conducted an analysis of the proposed use and the information provided as part of the application package and has created preliminary findings of fact for each of the conclusions required to be reached to approve the special use permit request. These preliminary findings of fact and conclusions are based solely on the information provided to date, prior to any information or testimony in support or opposition to the request that may be presented at the upcoming public hearing at the Board of Commissioners meeting.

Finding 1: The Board must find that the use will not materially endanger the public health or safety where proposed and developed according to the plan as submitted and approved.

- A. The site has been historically used for institutional purposes, including a church and child day care facility.
- B. The site is located adjacent to N. College Road, a major thoroughfare.
- C. Access to the site will be from an existing driveway that will be improved in coordination with NC DOT during the driveway permit process.
- D. The site is not within any Special Flood Hazard Area or CAMA Area of Environmental Concern.
- E. Improvements to the site will include stormwater management, increased parking supply, bicycle and pedestrian improvements, and improved internal vehicular circulation within the site.

Staff Suggestion: Evidence in the record at this time supports a finding that the use will not materially endanger the public health or safety where proposed.

Finding 2: The Board must find that the use meets all required conditions and specifications of the Zoning Ordinance.

- A. The site is zoned R-10, Residential District, and R-15, Residential District
- B. Personal Care Facilities are allowed by Special Use Permit in the R-10 and R-15 zoning districts.
- C. The site shall comply with the landscaping and buffering requirements of Section 62 of the Zoning Ordinance.
- D. A site plan has been included as part of the Special Use Permit application and demonstrates that the building setback requirements Section 72-9 will be met.
- E. The site is served by public water and sanitary sewer.
- F. Total impervious surface coverage is proposed at 33.9% of the site acreage.

Staff Suggestion: Evidence in the record at this time supports a finding that the use meets all of the required conditions and specifications of the Zoning Ordinance.

Finding 3: The Board must find that the use will not substantially injure the value of adjoining or abutting property or that the use is a public necessity.

- A. The property has historically been used for institutional uses, including churches and a child day care center.
- B. The site is nonconforming in regards to landscaping and buffering, and will be required to be brought into current standards for landscaping and buffering with the current proposal, thereby enhancing overall aesthetics of the site and vicinity.
- C. Institutional uses are located adjacent and nearby to residential uses elsewhere in the county.

Staff Suggestion: *The evidence in the record at this time supports a finding that the use will not substantially injure the value of adjoining or abutting property.*

Finding 4: The Board must find that the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the plan of development for New Hanover County.

- A. The 2016 Comprehensive Land Use Plan classifies the subject property as General Residential.
- B. Institutional uses are consistent within the General Residential place type
- C. The proposal would be providing community services in an existing non-residential site located along a major highway.
- D. The proposal includes a 20' wide pedestrian and non-vehicular access easement for a future multi-use path, consistent with the Wilmington/New Hanover County Comprehensive Greenway Plan.

Staff Suggestion: *Evidence in the record at this time supports a finding that the use is general conformity with the plan of development for New Hanover County.*