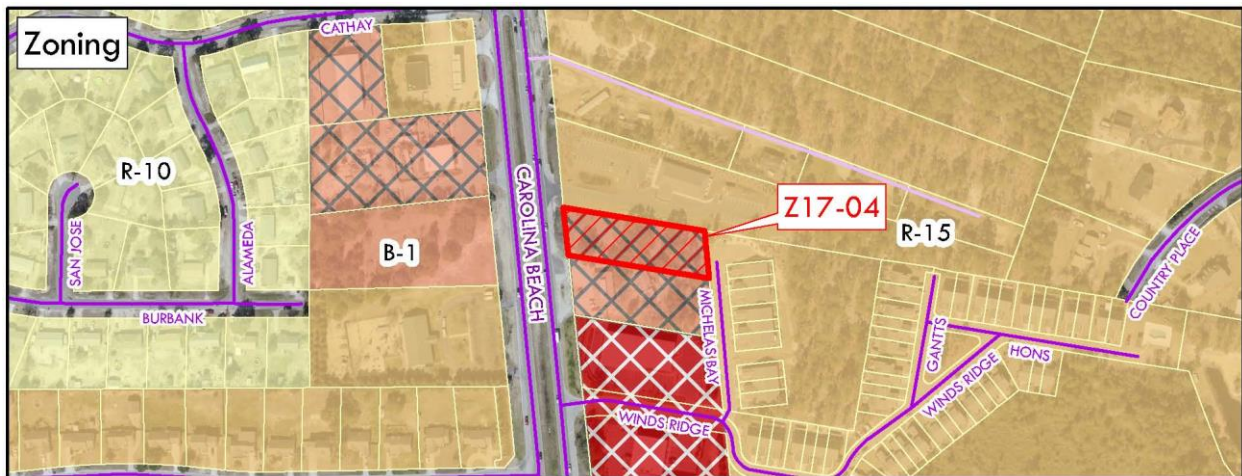


STAFF SUMMARY OF Z17-04 CONDITIONAL ZONING DISTRICT APPLICATION

APPLICATION SUMMARY	
Case Number: Z17-04	
Request: Conditional B-1 Zoning District in order to develop a 5,775 square foot automobile service station.	
Applicant: Cindee Wolf of Design Solutions	Property Owner(s): Carolina Partner Group, LLC
Location: 6311 Carolina Beach Road	Acreage: 0.71 acres
PID(s): R07900-003-101-000	Comp Plan Place Type: Community Mixed Use
Existing Land Use: Undeveloped	Proposed Land Use: Automobile Service Station
Current Zoning: (CUD) B-1	Proposed Zoning: (CZD) B-1



SURROUNDING AREA		
	LAND USE	ZONING
North	Place of Worship - Jehovah's Witnesses Long Leaf	R-15
East	Residential - Winds Ridge Townhomes	R-15
South	General Retail - Almost Everything Gift Shop	(CUD) B-1
West	General Retail/Office/Child Care/Undeveloped	(CUD) B-1, B-1, R-15

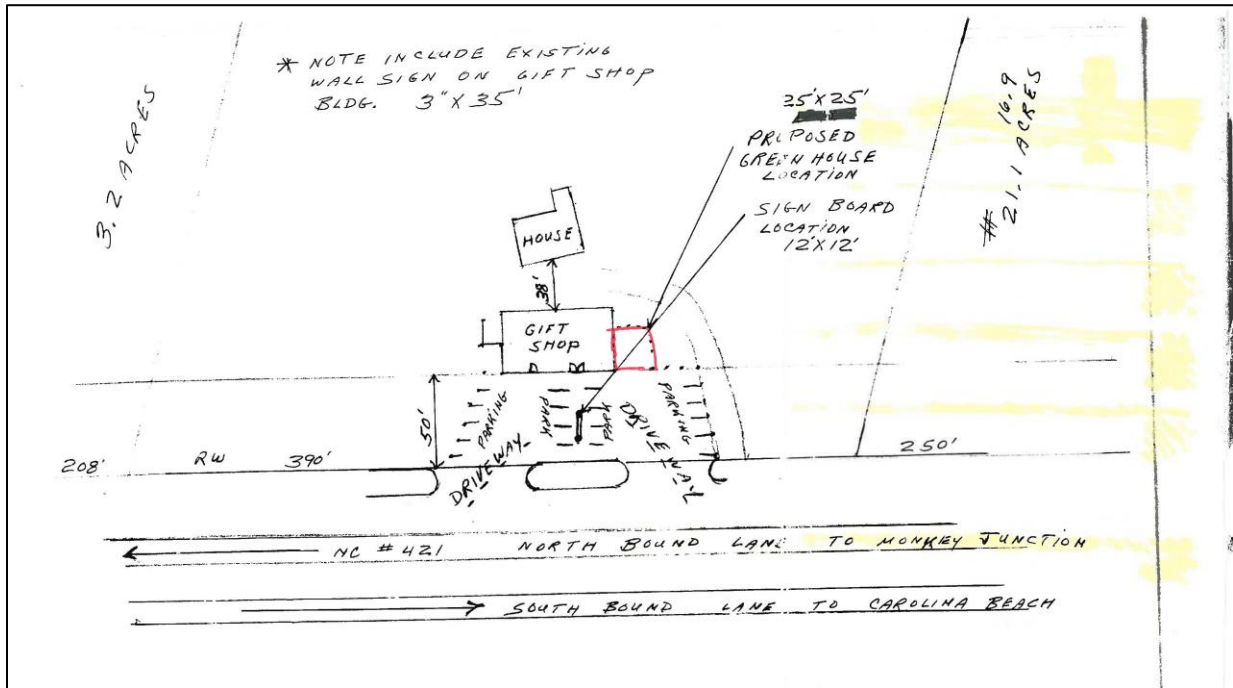


ZONING HISTORY	
April 7, 1971	Initially zoned R-15 (Area 4)
December 5, 1994	The subject property was included in a rezoning application (Z-514) which rezoned it and adjoining land to a (CUD) B-1 district in order to allow for the development of a gift shop, retail nursery, single-family dwelling, and an enlarged sign.

COMMUNITY SERVICES	
Water/Sewer	The development will connect to CFPWA water and sewer services.
Fire Protection	New Hanover County Fire Services, New Hanover County Southern Fire District, New Hanover County Myrtle Grove Station
Schools	Bellamy Elementary, Codington Elementary, Murray Middle, and Ashley High Schools
Recreation	Veterans Park & Monterey Heights Park

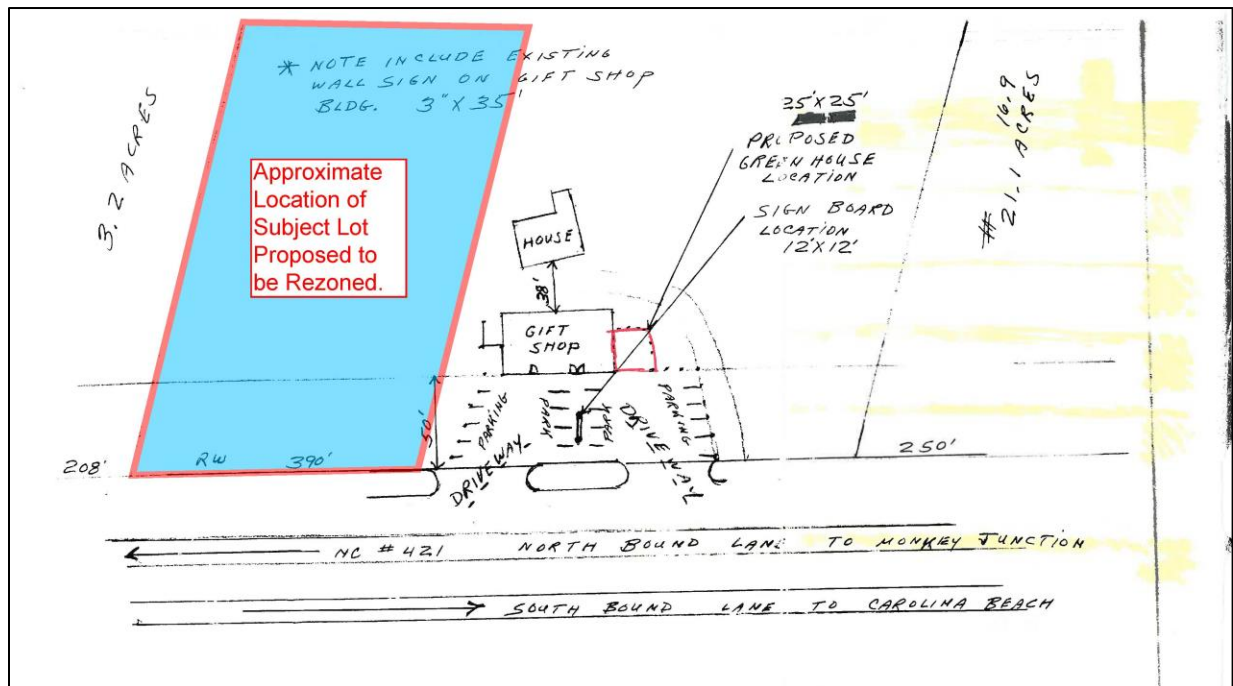
CONSERVATION, HISTORIC, & ARCHAEOLOGICAL RESOURCES	
Conservation	No known conservation resources
Historic	No known historic resources
Archaeological	No known archaeological resources

CURRENT APPROVED SITE PLAN



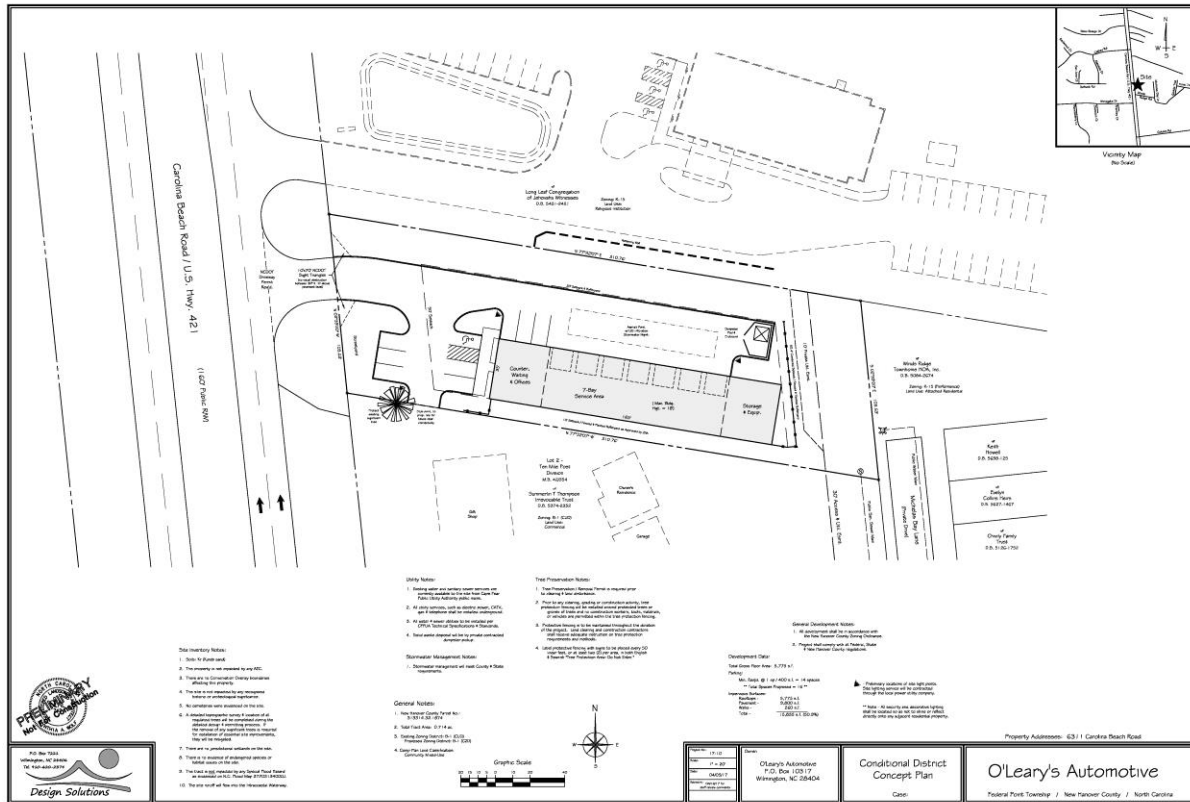
Z-514 Approved Site Plan

- The current conditional use district allows for a gift shop, single-family dwelling, retail nursery, and an enlarged sign. No additional conditions were added to the district.
- In 2002, the parent parcel was subdivided into three lots, which created the subject 0.71 acre property. The uses allowed with the current conditional use district are all located on the adjacent lot to the south.



Proposed Site Plan

The proposed development consists of a 5,775 square foot automobile service station (O'Leary's Automotive).



TRANSPORTATION

- Access is provided by Carolina Beach Road (US 421).
- NCDOT project W-5103A is currently under construction and is expected to be completed later this year. The project will modify the full movement center turn lane along Carolina Beach Road to provide directional movements.
- The proposed development will also provide one parking lot cross-access stub, which will be installed up to the southern property line.
- The Wilmington/NHC Comprehensive Greenway Plan proposes a greenway to be installed along the west side of Carolina Beach Road.

Traffic Count - 2015

Road	Location	Volume	Capacity	V/C	LOS
Carolina Beach Road	6300 Block	38,954	29,300	1.33	F

Trip Generation			
LAND USE	INTENSITY	AM PEAK	PM PEAK
Automobile Care Center (942)	7 service bays/5,775 square feet	17	20

- 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, wetlands, or Natural Heritage Areas.
- The subject property is within the Everette Creek (SA;HQW) watershed.
- Soils on the property consist of Class I (Suitable/Slight Limitation) soils, however, this project plans to install public water and sewer service in accordance with the standards of the CFPUA.

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	Community Mixed Use
Place Type Description	Focuses on small-scale, compact, mixed use development patterns that serve all modes of travel and act as an attractor for county residents and visitors. Types of appropriate uses include office, retail, mixed use, recreational, commercial, institutional, and multi-family and single-family residential.
Consistency Analysis	An automotive repair shop would be consistent with this place type at this location because it serves as a commercial attractor for residents and the market it serves. This type of low-density commercial use is appropriate due to its location off of a major arterial where surrounding low-density commercial currently exist.

Relevant Goals of the Comprehensive Plan	
Goal I: Support business success	Desired Outcome: A vibrant economy for New Hanover County based on business success
<p><u>Relevant Guideline:</u></p> <ul style="list-style-type: none"> • Develop strategies for encouraging office, retail, and other light intensity nonresidential uses within existing residential areas to provide community level service. <p>Consistency Analysis: A low-density commercial use such as the proposed automotive service station would provide a needed service to the surrounding community.</p>	

Staff Consistency Recommendation

The proposed automotive repair facility **is consistent** with the goals of the 2016 Comprehensive Plan, and the Community Mixed Use place type. Although the Community Mixed Use place type encourages the mixture of uses where bicycle and pedestrian modes of travel are preferred. The location and nature of the use as an auto repair facility is appropriate, as the property is on a major automobile thoroughfare and the preferred mode of travel to this service will be by automobile.

STAFF RECOMMENDATION

Staff recommends approval of the Conditional Zoning District. Staff concludes that the application is:

1. Consistent with the purposes and intent of the 2016 Comprehensive Plan because commercial uses that provide community level services are encouraged within the Community Mixed Use place type.
2. Reasonable and in the public interest because the proposed development provides for community level service to the surrounding residents, and because it will provide the opportunity for future interconnectivity along a major thoroughfare.