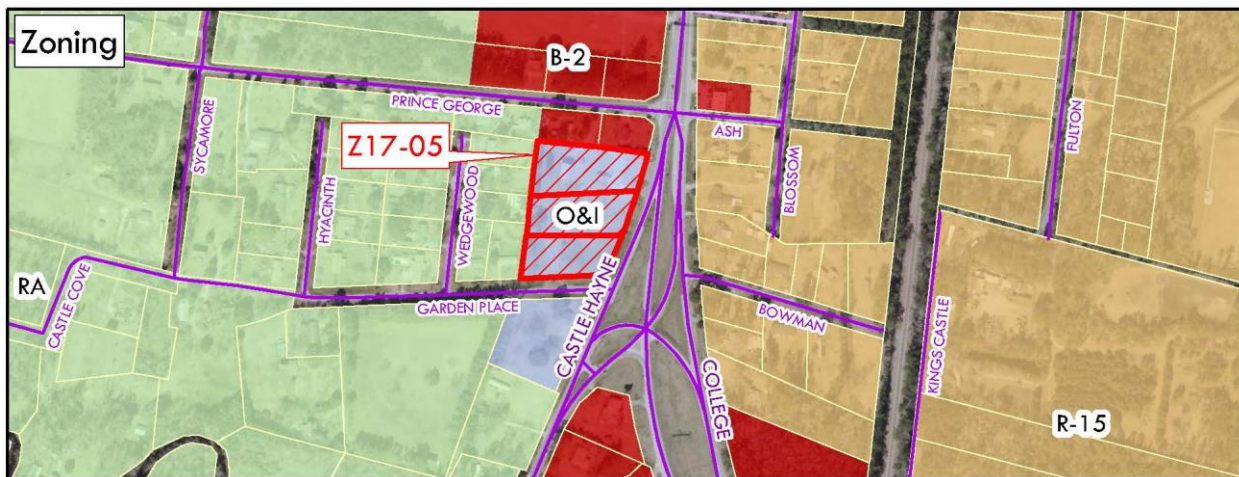


STAFF SUMMARY OF Z17-05 CONDITIONAL ZONING DISTRICT APPLICATION

APPLICATION SUMMARY	
Case Number: Z17-05	
Request: Conditional B-2 Zoning District in order to develop a 4,800 square foot warehouse and office building with outside storage for a specialty trade (roofing) contractor.	
Applicant: Cindee Wolf of Design Solutions	Property Owner(s): Castle Hayne Junction Partnership Castle Hayne Volunteer Fire Dept.
Location: 5301, 5307, 5311 Castle Hayne Road	Acreage: 3.16 acres
PID(s): R01100-012-001-002 R01100-012-001-000 R01100-012-001-001	Comp Plan Place Type: Community Mixed Use
Existing Land Use: Undeveloped (5301 & 5307) Fire Station (5311)	Proposed Land Use: Specialty Trade Contractor (5301) Vacant (5307) Fire Station (no changes proposed) (5311)
Current Zoning: O&I	Proposed Zoning: (CZD) B-2



SURROUNDING AREA		
	LAND USE	ZONING
North	Restaurant and Single Family Residential	B-2
East	Low Density Single Family Residential	R-15
South	Office – Existing Southbay Roofing Admin Office	O&I

West	Low Density Single Family Residential	RA
------	---------------------------------------	----



ZONING HISTORY	
July 1, 1985	Initially zoned RA (Castle Hayne)
February 1, 1988	5301 and 5307 Castle Hayne Road (2.08 acres) rezoned to O & I
February 7, 1994	5311 Castle Hayne Road rezoned to O & I

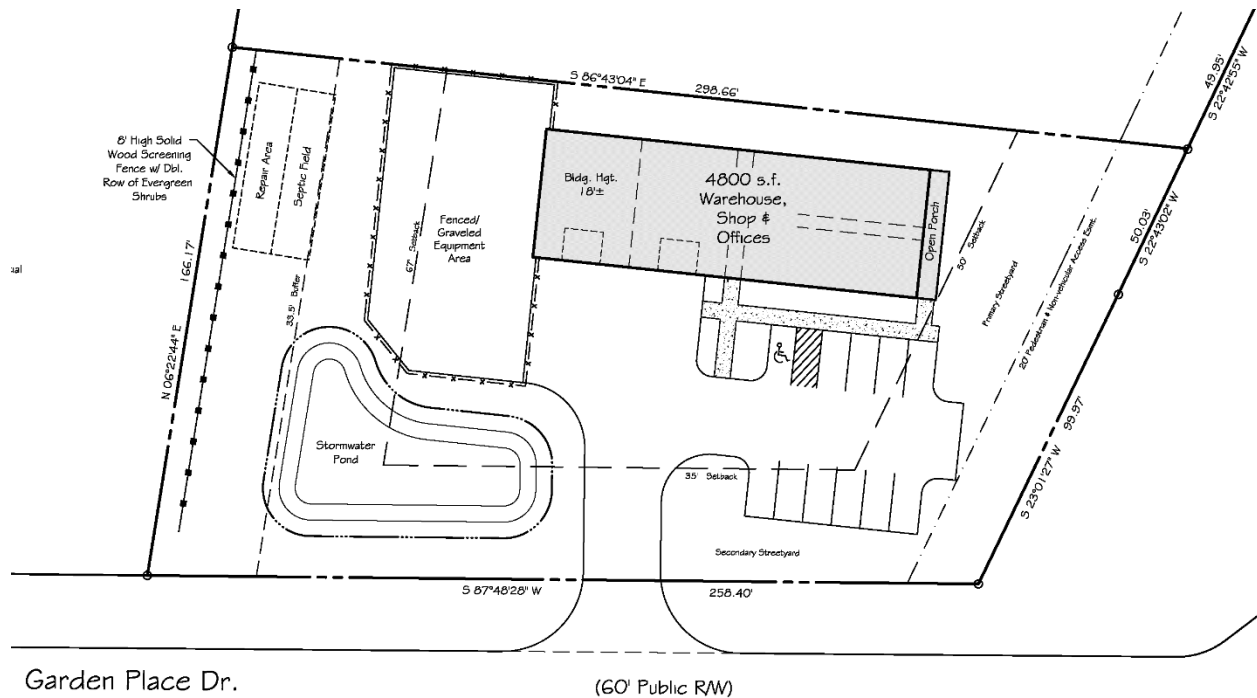
COMMUNITY SERVICES	
Water/Sewer	Public water and sewer is not available; well and septic will serve the development.
Fire Protection	New Hanover County Fire Services, New Hanover County Northern Fire District, New Hanover County Castle Hayne Station
Schools	Castle Hayne Elementary, Eaton Elementary, Holly Shelter Middle, and Laney High
Recreation	Northern Regional Park

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

Proposed Site Plan

Although the rezoning request includes three parcels, only the one parcel at 5301 Castle Hayne Road is proposed for development, including a 4,800 SF warehouse, shop, and offices for a specialty trade contractor. Additional uses are included for this parcel would be limited to General Building Contractors, Hardware, Miscellaneous Retail, Barber/Beauty Shop, Business Services including Printing, Personal Services, and Offices for Private Business and Professional Activities.

No changes are proposed for the fire station at 5311 Castle Hayne Road, and the 1.05 acre parcels at 5307 Castle Hayne Road is to remain vacant/undeveloped. Future development of the parcel at 5307 Castle Hayne Road would be subject to a major modification to the conditional zoning district through the public hearing process.



TRANSPORTATION

- Access is provided by Garden Place Drive, a public NCDOT-maintained road.
- A 20' wide easement for pedestrian and non-motorized vehicle use is proposed for future greenway or other bike/pedestrian facility development.

Traffic Count - 2016

Road	Location	Volume	Capacity	V/C	LOS
Castle Hayne Road	Between N. College Road and Cherry St.	17,854	16,700	1.07	F

Trip Generation			
LAND USE	INTENSITY	AM PEAK	PM PEAK
Contractor Office (715)	4,800 square feet	9	8

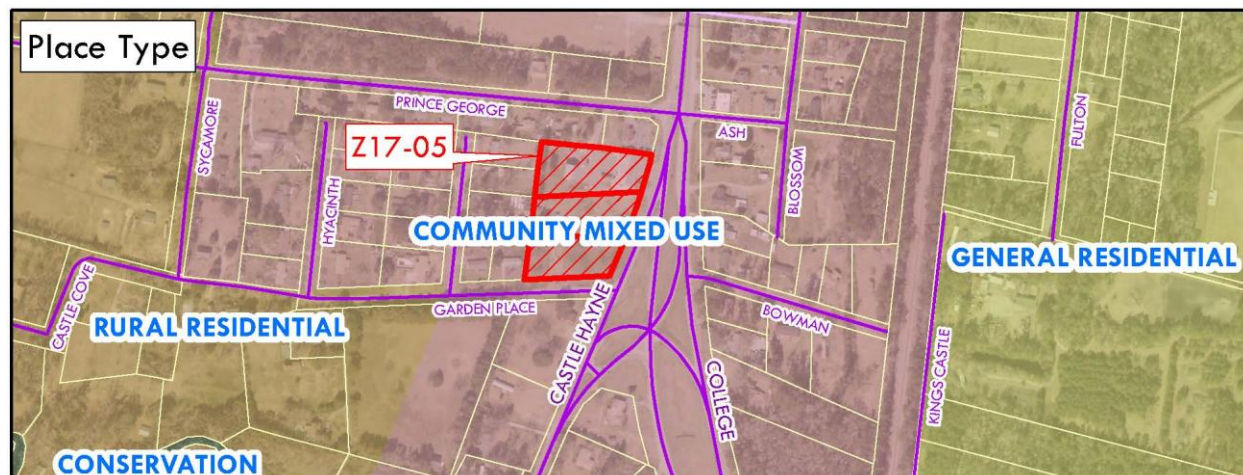
- Traffic Impact Analysis are required to be completed for proposals that will generate more than 100 peak hour trips in either the AM or PM peak hours.

ENVIRONMENTAL

- The property does not contain any Special Flood Hazard Areas, wetlands, or Natural Heritage Areas.
- The subject property is within the Prince George Creek (C;Sw) watershed.
- Soils on the property consist of Kenansville Fine Sand and Stallings Fine Sand. The septic drain field and repair area will be located in Kenansville Fine Sand, which poses slight limitation for septic tank absorption fields.

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	The proposed contractor office use is consistent with this place type and will serve as an attractor for county residents and visitors. The proposed rezoning also includes provisions for multi-modal transportation in the form of a bicycle/pedestrian easement across all three properties, providing access to other commercial properties in the community.
-----------------------------	---

Relevant Goals of the Comprehensive Plan	
---	--

Goal I: Support business success	Desired Outcome: A vibrant economy for New Hanover County based on business success
---	--

Consistency Analysis: One of the implementation guidelines for this goal includes encouraging office, retail, and other light intensity nonresidential uses within existing residential areas to provide community level service. The proposed contractor office will provide light intensity contracting services for local residents.

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: The proposed use provides important commercial services along a major highway corridor, on a lot with access restrictions, in an area without water and sewer utilities.

Goal VII: Promote place-based economic development in the region that is tied to our natural resources	Desired Outcome: Coordinate economic development efforts with New Hanover County’s naturally bio-diverse region and unique features
---	--

Consistency Analysis: The proposed rezoning incorporates an easement for bicycle and pedestrian facilities that will support a future network of greenways and trails that highlight the county’s environmental assets.

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: The proposed bicycle and pedestrian easement will support the ability of residents to safely walk and bike.

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 bicycle and pedestrian easement will support pedestrian activity and is in conformity with implementation guidelines to encourage dedication or provision of easements for multi-use paths consistent with the Greenway Master Plan. The Greenway Master Plan does recommend a bike lane along Castle Hayne Rd.—the multi-use path supported by the easement would also provide safe access for pedestrians.

Goal VI: Conserve and enhance our unique sense of place to attract individuals, companies, and organizations

Desired Outcome: Enhance our reputation as a desirable community to live and operate a business based on New Hanover County’s rich history, natural environment, and unique features

Consistency Analysis: One of the guidelines for this goal is supporting development that is consistent with adopted Small Area Plans. The land use plan included in the 2009 Castle Hayne Plan designates the contractor office property as Commercial/Mixed Use.

Staff Consistency Recommendation

The proposed rezoning **is consistent** with the goals of the 2016 Comprehensive Plan, and the Community Mixed Use place type, as it provides commercial services at a density appropriate for a major thoroughfare without water and sewer utilities and includes an easement to support future multi-modal transportation.

COMMUNITY MEETING NOTES

- A community meeting was held on Wednesday, April 26, 2017 in accordance with the requirements for such an application.
- The applicant has provided a summary of the meeting in the application. Stormwater, drainage, and buffering concerns were discussed at the meeting.
- No modifications were made to the proposed site plan after this meeting.

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 the proposal contributes to the mixture of uses encouraged within the Community Mixed Use place type.
2. Reasonable and in the public interest because the proposed development would locate a light intensity nonresidential use along a major road corridor and serve as a transition to the adjacent residential zoning.