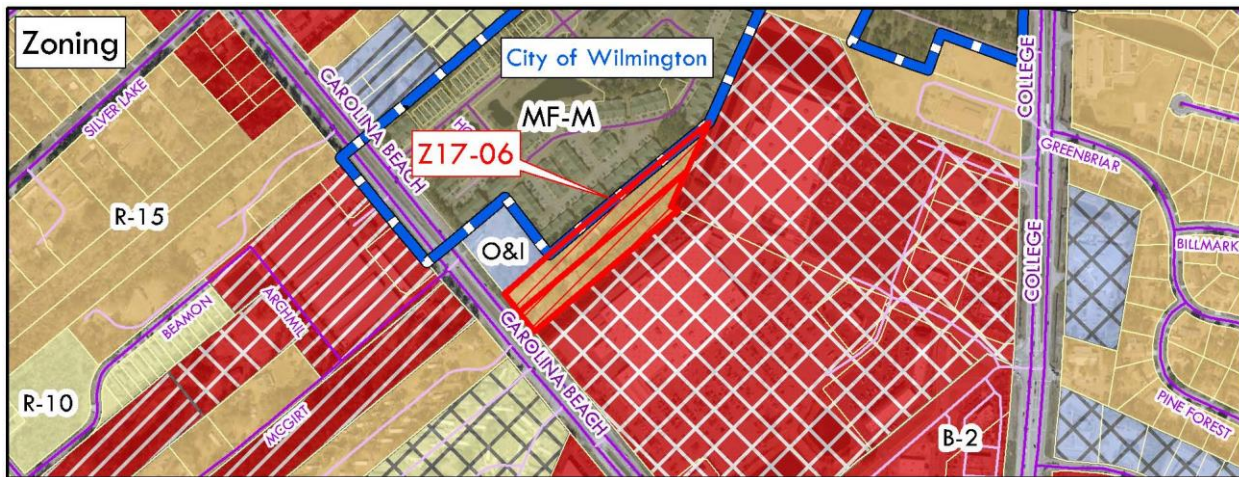


STAFF SUMMARY OF Z17-06

CONDITIONAL ZONING DISTRICT APPLICATION

APPLICATION SUMMARY	
Case Number: Z17-06	
Request: Conditional B-2 Zoning District in order to develop 40,000 SF of enclosed RV, boat, and trailer storage and a 19,800 SF specialty retail store.	
Applicant: Cindee Wolf of Design Solutions	Property Owner(s): John and Linda Thompson Salvatrice D. Weaver Heirs
Location: 5119 & 5123 Carolina Beach Road	Acreage: 4.11 acres
PID(s): R07100-003-033-000 R07100-003-034-000	Comp Plan Place Type: Urban Mixed Use
Existing Land Use: Single Family Residential	Proposed Land Use: Specialty Retail RV/Boat/Trailer Storage
Current Zoning: R-15	Proposed Zoning: (CZD) B-2



SURROUNDING AREA		
	LAND USE	ZONING
North	Convenience Store and Multi-Family Residential	O&I MF-M (City)
East	General Retail – Walmart, Lowes Home Improvement	(CUD) B-2
South	Single Family Residential – Royal Palms Mobile Home Park	(CUD) R-10

West	Self-storage/RV and Boat Storage	(CZD) B-2
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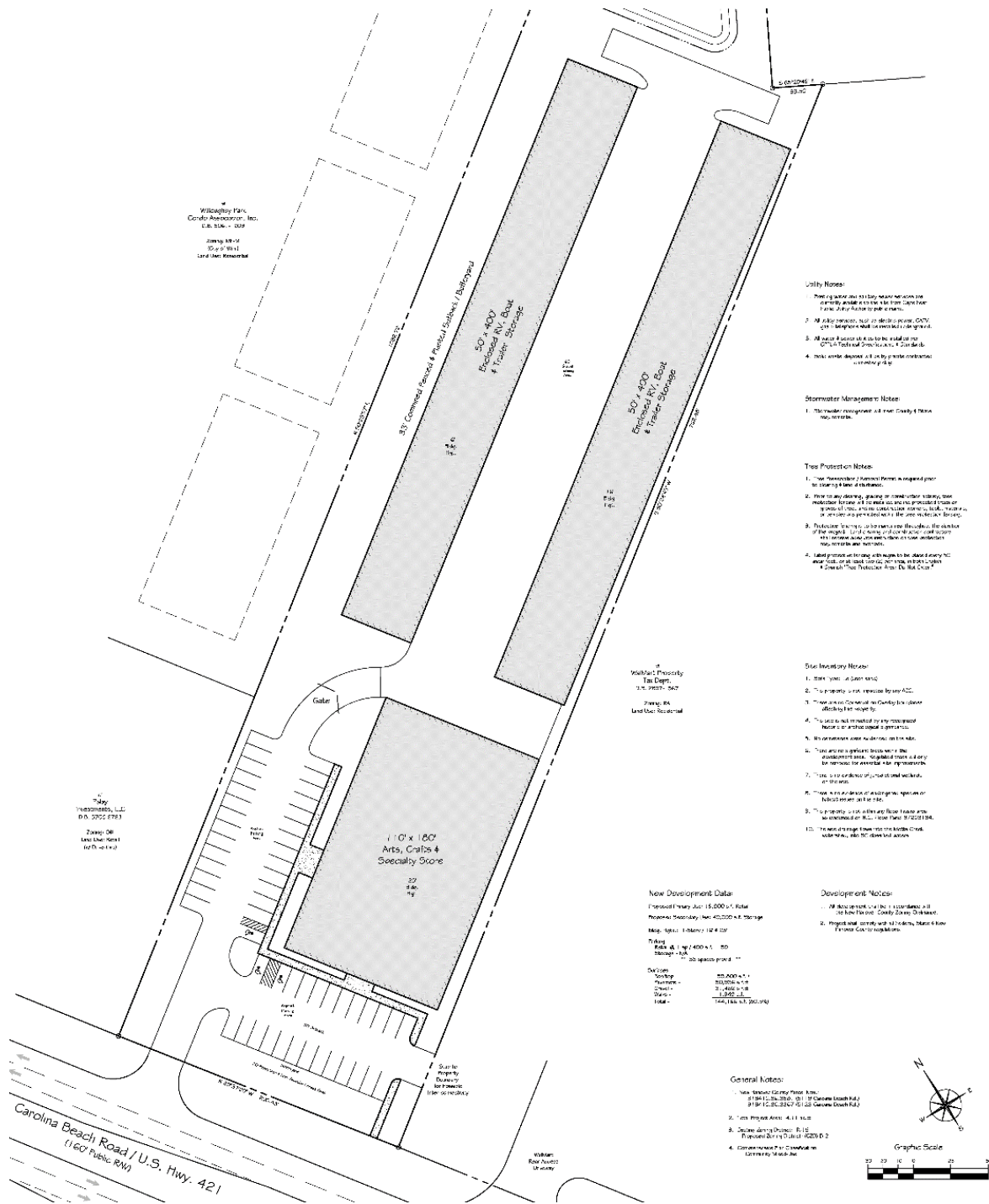
ZONING HISTORY	
April 7, 1971	Initially zoned R-15 (Area 4)

COMMUNITY SERVICES	
Water/Sewer	Public water and sewer is available and will serve the development
Fire Protection	New Hanover County Fire Services, New Hanover County Southern Fire District, New Hanover County Myrtle Grove Station
Schools	Bellamy Elementary, Codington Elementary, Myrtle Grove Middle, and Ashley High
Recreation	Myrtle Grove Athletic Complex

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

Proposed Site Plan

The proposal comprises two parcels totaling 4.11 acres. The 19,800 square ft. specialty retail store and parking would be situated along Carolina Beach Road. The RV and trailer storage would be gated and behind the store building. A vegetated buffer would separate the western storage building from Willoughby Park. Additional landscaping and buffering would be required and reviewed during the permitting process.



TRANSPORTATION

- Access would be via a new driveway to Carolina Beach Road. A stub will also be provided to the Walmart site; however, improvements would be necessary on that site to facilitate the connection.
- A 20' wide easement for pedestrian and non-motorized vehicle use is proposed for future greenway or other bike/pedestrian facility development.
- NCDOT will be constructing sidewalks along both sides of Carolina Beach Road, including in front of the subject property, as part of improvements for pedestrian and vehicle safety funded through the Highway Safety Program.

Traffic Count - 2016

Road	Location	Volume	Capacity	V/C	LOS
Carolina Beach Road	North of Antoinette Drive	33,652	29,300	1.15	F

Trip Generation			
LAND USE	INTENSITY	AM PEAK	PM PEAK
Department Store (875)	19,800 SF	10	35
Mini-Storage (151)	40,000 SF	6	10

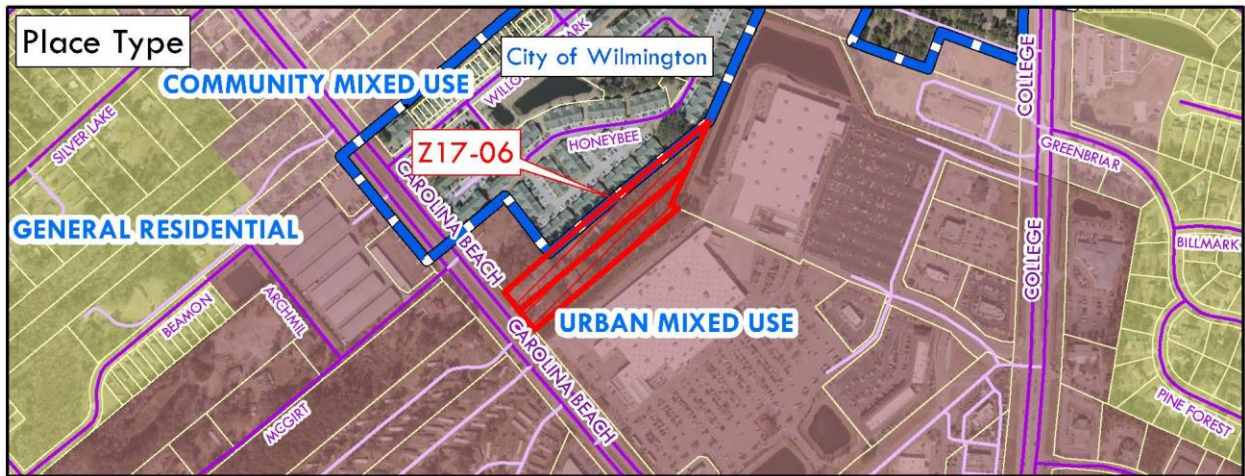
- Traffic Impact Analysis are required to be completed for proposals that will generate more than 100 peak hour trips in either the AM or PM peak hours.

ENVIRONMENTAL

- The property does not contain any Special Flood Hazard Areas, wetlands, or Natural Heritage Areas.
- The subject property is within the Motts Creek (C;Sw) watershed.
- Soils on the property consist of Lynn Haven Fine Sand and Stallings Fine Sand.

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	Urban Mixed Use
Place Type Description	Promotes development of a mix of residential, office, and retail uses at higher densities. Types of uses encouraged include office, retail, mixed use, small recreation, commercial, institutional, single-family, and multi-family residential.
Consistency Analysis	The proposed development is consistent with this place type because it combines two types of uses into one development, and locates the more intensive use along the commercial corridor. Additionally, the proposal provides for multi-modal connections with adjacent properties.

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: The retail use proposed to front the commercial corridor capitalizes on existing and planned bicycle and pedestrian infrastructure and contributes to the adjacent commercial area.	
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.

<p>Consistency Analysis: The proposed bicycle and pedestrian easement will encourage multi-modal transportation. The low-moderate density of the retail use is the intensity recommended for the Urban Mixed Use place type, though it may not provide enough employment density to support the transit service recommended for the Monkey Junction growth node.</p>	
<p>Goal XVI: Increase public safety by reducing crime through the built environment</p>	<p>Desired Outcome: New development patterns that focus on increased public safety</p>
<p>Consistency Analysis: The proposed development includes an easement for bicycle and pedestrian travel and includes a stub out for a future motor vehicle connection with the Walmart shopping center. That eventual connection would provide the public access to the traffic light to the south.</p>	
<p>Goal XVIII: Increase physical activity and promote healthy active lifestyles</p>	<p>Desired Outcome: A built environment that encourages active lifestyles and increased health through walking and biking.</p>
<p>Consistency Analysis: The proposed bicycle and pedestrian easement will support walking and biking and is consistent with implementation guidelines to encourage dedication or provision of easements consistent with the Greenway Master Plan.</p>	
<p>Goal XXI: Ensure NHC remains in attainment for air quality, in support of clean air and improved health outcomes in support of continued growth</p>	<p>Desired Outcome: New Hanover County to remain in attainment for air quality to protect public health and retain and attract development and industries</p>
<p>Consistency Analysis: The primary implementation strategies and guidelines for this goal involve compact development and access between neighborhoods and neighborhood-based commercial development. The proposed development will provide bicycle and pedestrian access to the adjacent neighborhood via the easement along Carolina Beach Rd.</p>	

Staff Consistency Recommendation

The proposed rezoning **is consistent** with the goals of the 2016 Comprehensive Land Use Plan because it fronts the retail portion of the use along Carolina Beach Rd. and provides for multi-modal connections with adjacent properties.

COMMUNITY MEETING NOTES

- A community meeting was held on Tuesday, April 25, 2017 in accordance with the requirements for such an application.
- The applicant has provided a summary of the meeting in the application.
- One email expressing opposition to the project was included in the application materials.
- No modifications were made to the proposed site plan after this meeting.

PLANNING BOARD ACTION

The Planning Board considered this application at their June 1, 2017 meeting. One person from the public spoke in opposition to the request, citing concerns about adequate buffering from the adjacent residential development. The Board recommended approval (6-0) of the application finding that it 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 Urban Mixed Use place type.
2. Reasonable and in the public interest because the proposed development would locate commercial uses in a commercial node with minimal impact to existing residential development.

The Planning Board recommended the following condition be added to the development:

1. Existing vegetation shall remain within the 20' wide strip in the buffer adjacent to Willoughby Park as practicable and be supplemented as necessary to achieve 100% opacity.
2. Hours of operation are limited to 6am to 10pm; no repair, maintenance, or cleaning of boats, trailers, or recreational vehicles is permitted.
3. Façade on the front facing 3 sides of the building shall be a style similar to the architecture style submitted with the application.

STAFF RECOMMENDATION

Staff recommends approval of the application as stated in the Planning Board's action. Staff concurs with the Planning Board's statements that the application is consistent with the Comprehensive Plan and is reasonable and in the public interest, and with the recommended conditions.