STAFF SUMMARY FOR Z18-10
CONDITIONAL ZONING DISTRICT APPLICATION

APPLICATION SUMMARY

Case Number: Z18-10
Request:
Conditional B-2 Zoning District in order to develop a landscape contractor business.

Applicant: cindee Wolf of Design Solutions
Property Owner(s): James Steele Williams, Ill

Location:
4300 Castle Hayne Road

Acreage:
5 acres

PID(s):
R01700-004-028-000

Comp Plan Place Type:
Community Mixed Use & Employment Center

Existing Land Use:
Single-family dwelling

Proposed Land Use:
Landscaping Contractor

Current Zoning:
R-20

Proposed Zoning:
(CZD) B-2

SURROUNDING AREA

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td>North: Single-Family Residential, Equestrian Facility</td>
<td>R-20, RA</td>
</tr>
<tr>
<td>East: Single-Family Residential</td>
<td>R-20, RA</td>
</tr>
<tr>
<td>South: Single-Family Residential</td>
<td>R-20</td>
</tr>
<tr>
<td>West: Single-Family Residential, Undeveloped</td>
<td>R-20</td>
</tr>
</tbody>
</table>
ZONING HISTORY

July 1, 1985

Initially zoned R-20 (Castle Hayne)

COMMUNITY SERVICES

<table>
<thead>
<tr>
<th>Water/Sewer</th>
<th>Water and sewer service are not available through CFPUA. The development must be served by private well and septic.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire Protection</td>
<td>New Hanover County Fire Services, New Hanover County Northern Fire District, New Hanover County Station Castle Hayne</td>
</tr>
<tr>
<td>Schools</td>
<td>Castle Hayne Elementary, Eaton Elementary, Holly Shelter Middle, and Laney High schools, however the proposed commercial use will not add new students to the school system.</td>
</tr>
<tr>
<td>Recreation</td>
<td>Northern Regional Park</td>
</tr>
</tbody>
</table>

CONSERVATION, HISTORIC, & ARCHAEOLOGICAL RESOURCES

<table>
<thead>
<tr>
<th>Conservation</th>
<th>No known conservation resources</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic</td>
<td>No known historic resources</td>
</tr>
<tr>
<td>Archaeological</td>
<td>No known archaeological resources</td>
</tr>
</tbody>
</table>

PROPOSED SITE PLAN

- This application proposes to develop a landscape contracting business that specializes in landscape installation and lawn maintenance.
- The property contains an existing single-family dwelling which is proposed to be converted to an office for the business.
- In addition to the office, the business will provide a staging area for employees prior to leaving for off-site jobs. No retail activities are proposed, and per the applicant, landscaping material and debris is not intended to be stored on the site.
• The rear portion of the property, approximately 500 feet in length, will remain undisturbed and preserve the existing vegetation.

TRANSPORTATION

• Access is provided to the subject property by Castle Hayne Road (NC 133).
• The proposed development must obtain a driveway permit from NCDOT.

<table>
<thead>
<tr>
<th>LAND USE (ITE Code)</th>
<th>INTENSITY</th>
<th>AM PEAK</th>
<th>PM PEAK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local data based on proposed business operation.</td>
<td>30 Employees</td>
<td>40</td>
<td>40</td>
</tr>
</tbody>
</table>

*The ITE Manual does not include a specific land use classification for the proposed landscape contractor business. Therefore, the WMPO standard procedure is to use local business-specific data. The above estimated trips are based on the number of employees and operation of the business. The 40 peak hour trips estimated to be generated from the business is below the 100 trip threshold that would warrant a Traffic Impact Analysis to be conducted.
Traffic Counts - 2017

<table>
<thead>
<tr>
<th>Road</th>
<th>Location</th>
<th>Volume</th>
<th>Capacity</th>
<th>V/C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Castle Hayne Road</td>
<td>4700 Block</td>
<td>9,854</td>
<td>16,200</td>
<td>0.61</td>
</tr>
</tbody>
</table>

Nearby Planned Transportation Improvements and Traffic Impact Analyses
**Regional Transportation Plans:**
One project is included in State Transportation Improvement Program that will improve the portion of Castle Hayne Road south of I-140:
- STIP Project U-5863
  - Widening of Castle Hayne Road to multi-lanes from I-140 to Division Drive. Right-of-way acquisition is expected to begin in 2021 and construction is expected to begin in 2023.

**Nearby Traffic Impact Analyses:**
Traffic Impact Analyses are completed in accordance with the WMPO and NCDOT standards. Approved analyses will expire if the proposed development is not completed by the build out date established within the TIA. Listed below are projects within a one-mile radius from the subject site that are currently drafting a TIA or have completed a TIA within the last five years.

<table>
<thead>
<tr>
<th>Proposed Development</th>
<th>Land Use/Intensity</th>
<th>TIA Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Parsons Mills</td>
<td>204 single-family dwellings, 150 townhomes</td>
<td>Approved February 26, 2014, 2018 Build Out Year</td>
</tr>
</tbody>
</table>

The TIA required improvements be completed at the below intersections. The major improvements consisted of:
- North College at Parmele
  - Installation of an eastbound right turn lane
- North College at Site Access
  - Installation of a southbound right turn lane
  - Installation of a northbound left turn lane
  - Installation of the site access with one entering lane and two exiting lanes

**Nearby Proposed Developments included within the TIA:**
- None

**Development Status: Subdivision Infrastructure Under Construction**

**ENVIRONMENTAL**
- The property does not contain any Special Flood Hazard Areas, wetlands, or Natural Heritage Areas.
- The property is within the Prince George Creek (C5Sw) watershed.
- Per the Classification of Soils in New Hanover County for Septic Tank Suitability, soils on the property consist of Class II (moderate limitation) and Class III (severe limitation) soils.
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.

### Place Type

**Future Land Use Map Place Type**

<table>
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<tr>
<th>Community Mixed Use &amp; Employment Center</th>
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**Place Type Description**

Community Mixed Use: 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.

Employment Center: Serve as employment and production hubs, where office and light industrial uses are predominant. Centers can include residential, civic, and recreational uses, and commercial uses designed to serve the needs of the employment center are appropriate.
The subject property is located along a major road between GE, where the Comprehensive Plan envisions a high density node, and Castle Hayne’s commercial center. Several commercial operations are located along the section of the Castle Hayne corridor between Hermitage Road and Crowatan Road where this property is located, creating a small node of non-residential uses.

While this property falls within both Community Mixed Use and Employment Center place types, the use itself is located in the Community Mixed Use portion of the lot. Community Mixed Use areas are generally intended to include a mixture of uses and support multiple modes of transportation. These features become more important at major intersections where mixed use nodes can be created. In transitional areas between major intersections and/or higher density nodes, lower density commercial uses that provide services for nearby residents are appropriate.

This property is part of a small commercial service node with uses similar to the contractor office proposed, and this portion of the Castle Hayne corridor does serve as a transition between the higher intensity GE node and “downtown” Castle Hayne. No off-road multi-modal infrastructure is planned for this corridor.

The proposed landscaping business office is generally **CONSISTENT** with this place type because this type of low-intensity commercial use provides employment opportunities and is appropriate due to its location off a major road in a transitional area between high intensity nodes.

**PLANNING BOARD ACTION**

The Planning Board considered this application at their July 12, 2018 meeting. The Board discussed operation of the business. No one from the public spoke in opposition to, or in favor of, the application.

The Planning Board recommended approval (6-0) finding that the application is:

1. **Consistent** with the purposes and intent of the 2016 Comprehensive Plan because the proposed landscaping business is a low-intensity commercial use that provides employment opportunities and is appropriately located off a major road in a transitional area between high intensity nodes.
2. **Reasonable and in the public interest** because the proposed development will support business success while limiting impacts to the surrounding residential area by preserving existing vegetation.

Conditions:

1. All existing vegetation located within required buffer yards must be preserved and supplemented as necessary in order to provide a fully opaque screen.
2. Any outdoor storage areas shall be screened from the view of Castle Hayne Road.
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.