

Supporting Evidence for Consistency of Piner Road CZD Rezoning Request with Plan NHC 2016 Comprehensive Plan

The Plan NHC 2016 Comprehensive Plan is based in large part upon the general concept that “there is a need for a change in development patterns” and a need to switch “from traditional sprawling development patterns to a denser, mixed-use style of land use”. The benefits of mixed-use projects and a mixed-use land development pattern include offering goods and services in close proximity to residences, which encourages walking and healthy lifestyles, leaves room to preserve and protect natural resources, and creates more opportunities for housing, job creation, and providing shopping options in a convenient and efficient manner.

Allowing a neighborhood scale retail store in the proposed location not only brings convenient goods and groceries closer to existing residences, but it will also be a benefit to new residential developments currently under construction or approved for development in this vicinity.

It should also be noted that while Monkey Junction is a growth node, the retail businesses on the east side of Monkey Junction are specialized in nature. Generally speaking, there are no general goods stores or grocers on the eastern side of Monkey Junction, or for that matter, on the eastern side of College Road in this area for a significant distance north until you reach 17th Street Extension.

There are also no general goods stores or grocery stores located on the eastern side of Carolina Beach Road in this vicinity. The only commercial establishments on the eastern side that offer general goods and groceries (in a very limited capacity) are a few gas stations. The only option a resident currently has to walk to a general goods or grocery store from the Piner Road area is to cross the Monkey Junction intersection.

The proposed rezoning will provide an efficient, convenient and affordable shopping option and alternative for area residents, including pedestrian access, which is consistent with the Comprehensive Plan.

The following excerpts from the Plan, to name a few, illustrate how the proposed rezoning is consistent with the Plan’s purpose and goals:

[continued on next page]

Comprehensive Plan Pre-Prologue/Prologue

Final Decision of the Coastal Resources Commission In the Matter of New Hanover County's Request for Certification of New Hanover County's Comprehensive Land Use Plan Section I. Facts

7. The resulting plan is designed to foster economic development. For example, Employment Centers and Commerce Zones, outlined in Chapter 4 of Plan NHC, will enable targeted industries to locate and flourish in New Hanover County. Striking a balance between economic development and environmental stewardship, Plan NHC also seeks to inform developers, elected and appointed officials staff, and other stakeholders on how existing natural features and systems may influence development. In addition, Plan NHC will act as a guide for the creation of a new zoning ordinance. The original ordinance, written in 1969 and amended over the years, is outdated and does not entirely reflect the vision of New Hanover County today.

The current vision reflects the need for a change in development patterns and includes switching from traditional sprawling development patterns to a denser, mixed-use style of land use. This will allow New Hanover County to achieve higher levels of density where appropriate, leaving room to preserve and protect the county's natural resources. Additionally, mixed-use development will create more opportunities for citizens in terms of housing, jobs and shopping choices, as well as foster a more active lifestyle.

This same language is repeated in the Prologue in "What the Plan Will Do":

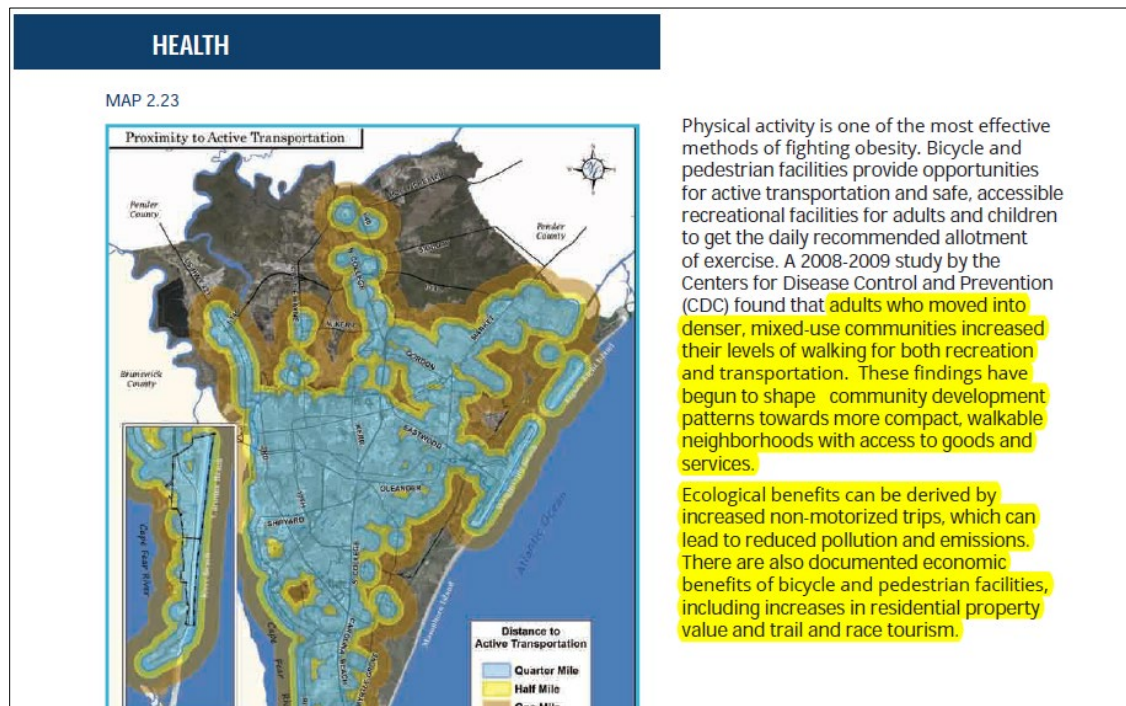
WHAT THE PLAN WILL DO

Plan NHC will be vital in terms of fostering economic development. Employment Centers and Commerce Zones, outlined in Chapter 4, will enable targeted industries to locate and flourish in New Hanover County. Striking a balance between economic development and environmental stewardship, Plan NHC also seeks to inform developers, elected and appointed officials staff, and other stakeholders on how existing natural features and systems may influence development.

In addition, Plan NHC will act as a guide for the creation of a new zoning ordinance. The original ordinance, written in 1969 and amended over the years, is outdated and does not entirely reflect the vision of New Hanover County today. The vision of today reflects the need for a change in development patterns and includes switching from traditional sprawling development patterns to a denser, mixed-use style of land use. This will allow New Hanover County to achieve higher levels of density where appropriate, leaving room to preserve and protect the county's natural resources. Additionally, mixed-use development will create more opportunities for citizens in terms of housing, jobs and shopping choices, as well as foster a more active lifestyle.

Comprehensive Plan Chapter 2: Existing Conditions

Pg. 5: Health



Comprehensive Plan Chapter 3: Framing the Policy

Page 4: The Livable Built Environment

THE LIVABLE BUILT ENVIRONMENT

Renewable Resources in New Hanover County, North Carolina

According to David Godschalk, FAICP, with the American Planning Association, "the Livable Built Environment seeks to ensure that all elements of the built environment, including land use, transportation, housing, energy, and infrastructure work together to provide sustainable places for living, working, and recreation, to produce a high quality of life".

The Livable Built Environment Theme committee was facilitated by New Hanover County Planning staff members Ken Vafier, Sam Burgess, and Karyn Crichton. This group discussed seven main issues at the first meeting: open space, mixed use development, industry and commerce, infrastructure, conservation of resources, building and design standards, and methods for financing infrastructure. These conversations and discussions developed further over three additional meetings into a framework for the future.

The Framework document, with supporting and detailed information, is included in the Appendix; however, the recommendations included:

- Preserve open space and agricultural land.
- Integrate multi-modal transportation into mixed land uses that encourage safe, walkable communities.
- Create a mix of housing types to promote diversity and strengthen existing residential areas.
- Encourage sustainable development.
- Invest in community infrastructure.
- Revitalize commercial corridors.

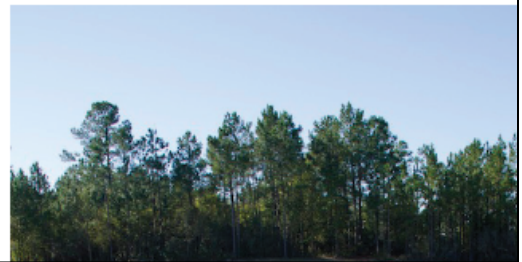
Page 5: Healthy Community

HEALTHY COMMUNITY

The Healthy Community theme committee was facilitated by New Hanover County Parks and Garden's staff Tara Duckworth and Janine Powell, and Health Department staff Joshua Swift. The Healthy Community theme committee's conversations were about ensuring that "public health needs are recognized and addressed through provision for healthy foods, physical activity, access to recreation, health care, environmental justice and safe neighborhoods".

Creating a healthy community was the central theme of this committee's conversations. The discussion evolved into the following recommendations as outlined in the framework (located in the appendix):

- Increase physical activity and promote healthy, active lifestyles.
- Promote disease prevention and mental health awareness.
- Increase access to affordable and convenient healthy foods.



Page 15: Plan Goals

INCREASE PHYSICAL ACTIVITY AND PROMOTE HEALTHY, ACTIVE LIFESTYLES

Explanation: Our built environment has the ability to encourage active life-styles, which directly affects individuals health. Creating development patterns that support walking and biking encourages people to increase their level of physical activity.

Implementation Strategies:

- Encourage a mixture of uses in developments that allow individuals to walk, rather than rely upon vehicles.
- Encourage siting of schools into the community that allow for students to walk and bike, while considering traffic impacts.
- Connect walkways, parking lots, greenways, and developments to encourage pedestrian activity.

Comprehensive Plan Chapter 4: Visualizing the Future

Page 2: Visualizing the Future

The predominant focus of the new Future Land Use Map is the concept of mixing land uses – including commercial, residential, recreational, educational, and others – to create a vibrant and diverse community.

Some of the benefits of mixed-use development are:

- Reduction of air pollution from vehicles.
- Reduction of impervious surfaces (parking lots and roadways) to reduce stormwater runoff;
- Increase walking proximity to shops and stores creates a healthier lifestyle.
- Increasing the number of people on the street to enhance the security of an area.
- Greater financial benefits, including increased property values, tax revenues, retail lease rates, retail sales, hotel occupancy rates.
- Reduced transportation costs and barriers for the elderly and disabled.

Page 5: General Residential

The following goals from Chapter 3: Framing the Policy will be promoted within the General Residential place type:

- Promote environmentally responsible growth.
- Promote fiscally responsible growth.
- Increase recycling and reduction of solid waste.
- Increase public safety by reducing crime through the built environment;
- Integrate multi-modal transportation into mixed land uses that encourage safe, walkable communities.
- Preserve and protect water quality and supply.
- Increase physical activity and promote healthy, active lifestyles.
- Ensure New Hanover County remains in attainment for air quality, in support of clean air and improved public health outcomes to support of continued growth.
- Increase access to affordable and convenient healthy foods.
- Provide for a range of housing types, opportunities and choices.
- Revitalize commercial corridors and blighted areas through infill and redevelopment.
- Conserve and enhance our unique sense of place to attract individuals, companies and organizations.
- Actively promote high quality educational and diverse cultural opportunities for New Hanover County residents and visitors.

Comprehensive Plan Chapter 6: Building the Future

Strategic Plan

- **Guideline I.C.2: Develop strategies for encouraging office, retail and other light intensity non-residential uses within existing residential areas to provide community level service.**
- **Guideline III.D.1: Encourage incremental transformation of single uses into compatible mixed use centers that are compatible with the surrounding neighborhoods.**
- **Guideline V.B: Facilitate programs to encourage reuse, rehabilitation, and redevelopment of existing residential, commercial, industrial buildings and properties where appropriate.**
- **Guideline IX.A: Promote a mixture of uses where appropriate in an effort to cluster development and minimize impacts on natural resources.**
- **Guideline IX.D.1: Encourage incremental inclusion of mixed uses into areas that are single use dominated where the uses are compatible with the surrounding neighborhoods.**
- **Guideline XXI.A.1: Promote compact development and infill with a mix of integrated community uses (e.g. housing, shops, workplaces, schools, parks, and civic facilities) within walking or bicycling distance that minimize vehicle trips and vehicle miles traveled.**
- **Guideline IX.D.2: Encourage infill development to maximize use of previously developed sites for highest and best use.**