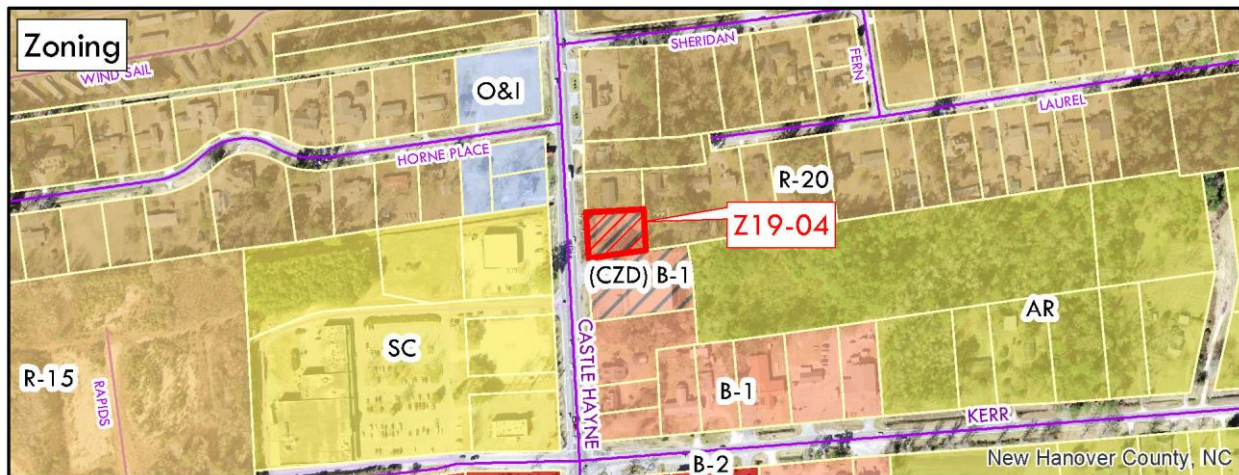


STAFF REPORT FOR Z19-04

ZONING MAP AMENDMENT APPLICATION

APPLICATION SUMMARY	
Case Number: Z19-04	
Request: Zoning Map amendment to rezone 0.38 acres from (CZD) B-1 to B-1	
Applicant: Hubert S. Ward, Jr.	Property Owner(s): Malave Dario ETAL
Location: 2624 Castle Hayne Road	Acreage: 0.38
PID(s): R03311-004-017-000	Comp Plan Place Type: Community Mixed Use
Existing Land Use: Undeveloped	Proposed Land Use: The property would be allowed to be developed in accordance with the B-1 district
Current Zoning: (CZD) B-1	Proposed Zoning: B-1



SURROUNDING AREA		
	LAND USE	ZONING
North	Single-Family Residential	R-20
East	Single-Family Residential	R-20
South	Retail	(CZD) B-1
West	Shopping Center	SC



ZONING HISTORY

July 1, 1974	Initially zoned R-20 (Area 10A)
December 3, 2012	Rezoned to (CZD) B-1 (Z-923).
May 6, 2013	The conditional B-1 zoning district was amended in order to correct an error with the location of the Castle Hayne Road right-of-way.

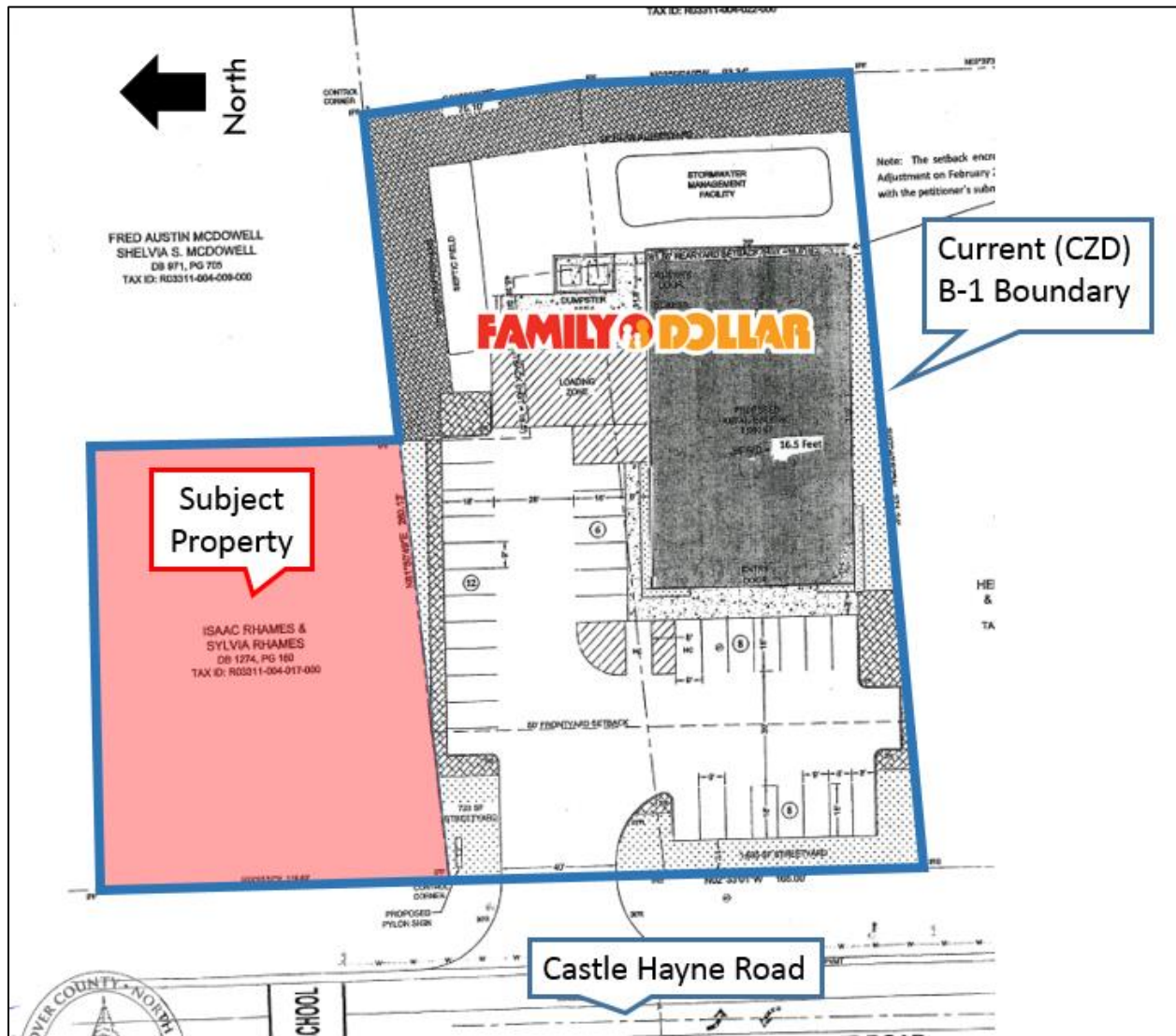
COMMUNITY SERVICES

Water/Sewer	Water services are available through CFPUA. Wastewater services may be provided by private septic.
Fire Protection	New Hanover County Fire Services, New Hanover County Northern Fire District, New Hanover County Station Wrightsboro
Schools	Wrightsboro Elementary, Eaton Elementary, Holly Shelter Middle, and New Hanover High schools
Recreation	Optimist Park

CONSERVATION, HISTORIC, & ARCHAEOLOGICAL RESOURCES

Conservation	No known conservation resources
Historic	No known historic resources
Archaeological	No known archaeological resources

CURRENT APPROVED CONCEPTUAL SITE PLAN



- The property is currently zoned (CZD) B-1. This district, originally approved in 2012, allowed for the development of a retail store (Family Dollar) on land abutting the subject property.
- While the subject property was included in this conditional rezoning application, it is under separate ownership, and the conceptual site plan did not indicate that any development would take place on it. Therefore, the subject property must remain undeveloped under its current zoning.
- In order for the subject property to be developed, either the conditional B-1 district would need to be modified, or the subject property would have to be rezoned.
- The subject property is not part of any required open space or stormwater system required for the Family Dollar. The inclusion of the property in the 2012 conditional rezoning allowed the parking lot for Family Dollar to be placed closer to the property line as bufferyards are not required between commercially zoned property.

ZONING CONSIDERATIONS

- Because this is a general map amendment and not a conditional rezoning, uses that would be allowed on the property are those allowed by right or by Special Use Permit in the B-1 district based on the Table of Permitted Uses in the Zoning Ordinance. The B-1 district permits a total of 59 uses by-right and 11 uses with a special use permit. In general, the district permits the following categories of uses:

Agricultural

- Wholesale Nurseries
- General Agriculture

Institutional

- Libraries
- Museums
- Religious Institutions

Commercial

- Retail
- Restaurants
- Financial Services
- Personal Services
- Indoor/Outdoor Recreation
- Day Care
- Automobile Service (including towing yards)
- Professional and Government Offices
- Artisan Manufacturing

Special Uses

- Cell Towers
- Stand-alone Entertainment Establishments (Bars)
- Senior Living
- Dwelling Units
- Boating Facilities & Marinas

- The subject property is located within the Wrightsboro commercial node. Nonresidential uses continue north on the east side of Castle Hayne Road, with the exception of two residential properties located between the subject property and a gas station.
- Generally, the B-1 district is typical and appropriate for a commercial node of this scale and there are a wide variety of existing commercial uses (retail stores and restaurants) in the area with some adjacent to single-family homes. However, some uses allowed in the B-1 district would not be an ideal transition to single-family residential development.
- It is staff's understanding that a towing business is seeking locate on the property.
- Development within the proposed B-1 zoning district would require additional building setbacks and landscaping buffers along the adjacent R-20 zoned property. Specifically:
 - The building setback required along the side property line adjacent to the R-20 zoning would be a minimum of 25' or 2.75 x Building Height, whichever is greater.
 - The building setback requirement along the rear property line adjacent to the R-20 zoning would be a minimum of 30' or 3.73 x Building Height, whichever is greater.
 - Landscaping buffers would be required between the development and the residential properties. The buffers must be a minimum of 20' in width and provide 100% opacity.
 - In addition, all lights must be shielded in a manner so that light from the fixture does not directly radiate into adjacent property.

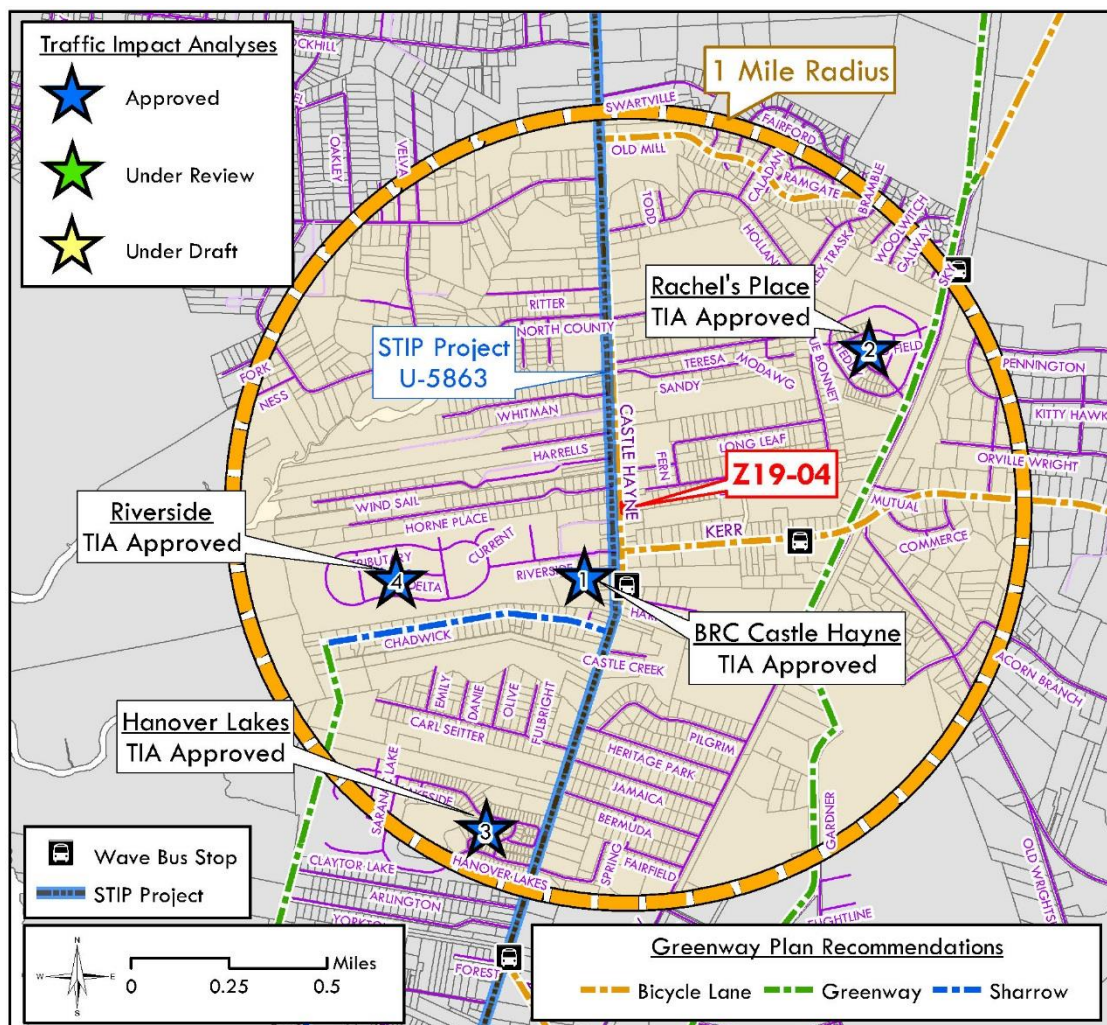
TRANSPORTATION

- Access is provided to the subject property by Castle Hayne Road (NC 133). Based on the design of the adjacent Family Dollar site, it is not likely the development of the subject property could share Family Dollar's existing driveway, and thus would need to install a new driveway to Castle Hayne Road.
- Traffic impacts are analyzed at the time a development is proposed. Any use that exceeds 100 AM or PM peak hour trips will be required to have an approved Traffic Impact Analysis (TIA) prior to development. Even if a TIA is not required, improvements may be required when any proposed use is reviewed by NCDOT during the driveway permitting process.

Traffic Counts – 2018

Road	Location	Volume	Capacity	V/C
Castle Hayne Road	3100 Block	14,256	15,860	0.90

Nearby Planned Transportation Improvements and Traffic Impact Analyses



Nearby Traffic Impact Analyses:

Traffic Impact Analyses are completed in accordance with the WMPO and NCDOT standards. Approved analyses must be re-examined by NCDOT if the proposed development is not completed by the build out date established within the TIA.

Proposed Development	Land Use/Intensity	TIA Status
1. BRC Castle Hayne <i>A rezoning is required for this development. No application is currently under review.</i>	<ul style="list-style-type: none">360 Multi-family units (including 72 multi-family units approved with Riverside)	<ul style="list-style-type: none">Approved January 24, 2019Build Out Years:<ul style="list-style-type: none">2021: Phase 1 (216 units)2023: Phase 2 (114 units)
The TIA required that a new signal plan for the existing signal at Castle Hayne Road and N. Kerr Avenue be submitted and approved by NCDOT prior to a certificate of occupancy being issued for Phase 1.		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none">Riverside		
Development Status: No construction has started at this time.		

2. Rachel's Place	<ul style="list-style-type: none">154 Single-family dwellings	<ul style="list-style-type: none">Approved October 22, 20152018 Build Out Year
The TIA required improvements be completed at certain intersections in the area. The notable improvements consisted of: <ul style="list-style-type: none">Installation of a northbound left turn lane on Blue Clay Road at the subdivision's entrance.		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none">RiversideRiver Bluffs		
Development Status: The subdivision is under construction and 54 lots have been platted. The required roadway improvements have not been installed at this time, but are required prior to the next phase of the development being recorded.		

3. Hanover Lakes	<ul style="list-style-type: none"> • 231 Single-family dwellings 	<ul style="list-style-type: none"> • Approved August 13, 2015 • 2018 Build Out Year
<p>The TIA required improvements be completed at certain intersections in the area. The notable improvements consisted of:</p> <ul style="list-style-type: none"> • Installation of a northbound left turn lane, southbound left turn lane, and southbound right turn lane on Castle Hayne Road at the subdivision's entrance. 		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none"> • None 		
Development Status: The subdivision is under construction. The required roadway improvements have been installed.		

4. Riverside <i>By-right development</i>	<ul style="list-style-type: none"> • 165 Single-family dwellings • 72 Multi-family units 	<ul style="list-style-type: none"> • Approved August 13, 2015 • Build Out Years: <ul style="list-style-type: none"> ○ 2016: Phase 1 (100 units) ○ 2019: Phase 2 (137 units)
<p>The TIA required improvements be completed at certain intersections in the area. The notable improvements consisted of:</p> <ul style="list-style-type: none"> • Installation of a eastbound right and left turn lane at Castle Hayne Road and N. Kerr Avenue. 		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none"> • None 		
Development Status: The subdivision is under construction. The required roadway improvements have been installed.		

Regional Transportation Plans:

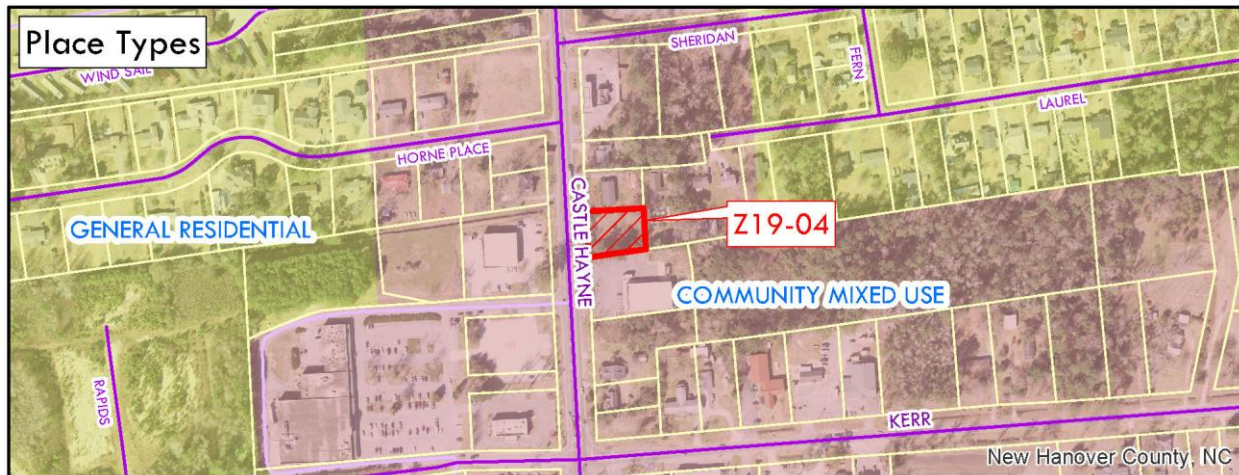
- STIP Project U-5863
 - Project to widen Castle Hayne Road from I-140 to MLK Parkway. Construction is expected to begin in 2023.

ENVIRONMENTAL

- The property does not contain any Special Flood Hazard Areas or Natural Heritage Areas.
- The property is within the Ness Creek (C;Sw) watershed.
- Per the Classification of Soils in New Hanover County for Septic Tank Suitability, soils on the property consist of Class II (moderate limitation) soils.

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.
Analysis	The subject property is located near the intersection of Castle Hayne Road and Kerr Avenue, a community commercial node that is roughly bounded by Harnett Avenue to the south and Horne Place Drive and Sheridan Drive to the north. This area is the most concentrated commercial cluster between 23 rd Street and the Castle Hayne Road/Holly Shelter Road intersection node, and a variety of office, retail, housing, and recreational uses could be appropriate in this area. The requested B-1 rezoning could allow for many of these uses, and commercial districts, like B-1, are identified as typical zoning categories for use in the Community Mixed Use place type.
Consistency Recommendation	The proposed B-1 rezoning is generally CONSISTENT with the 2016 Comprehensive Plan because commercial districts are identified as typical zoning categories for the Community Mixed Use place type and the B-1 district allows for the types of retail, office, housing, and recreational uses recommended for this area.

STAFF RECOMMENDATION

Staff recommends approval of the application. Staff concludes that the application is:

1. Consistent with the purposes and intent of the 2016 Comprehensive Plan because the B-1 zoning district allows for the types of uses recommended by the Comprehensive Plan for this area, and is identified as a typical zoning category for the Community Mixed Use place type.
2. Reasonable and in the public interest because the proposal supports business success by allowing for the use of an existing commercial node and because the Zoning Ordinance requires the site to provide a transition to the abutting residential property with the installation of a bufferyard along the shared property lines.