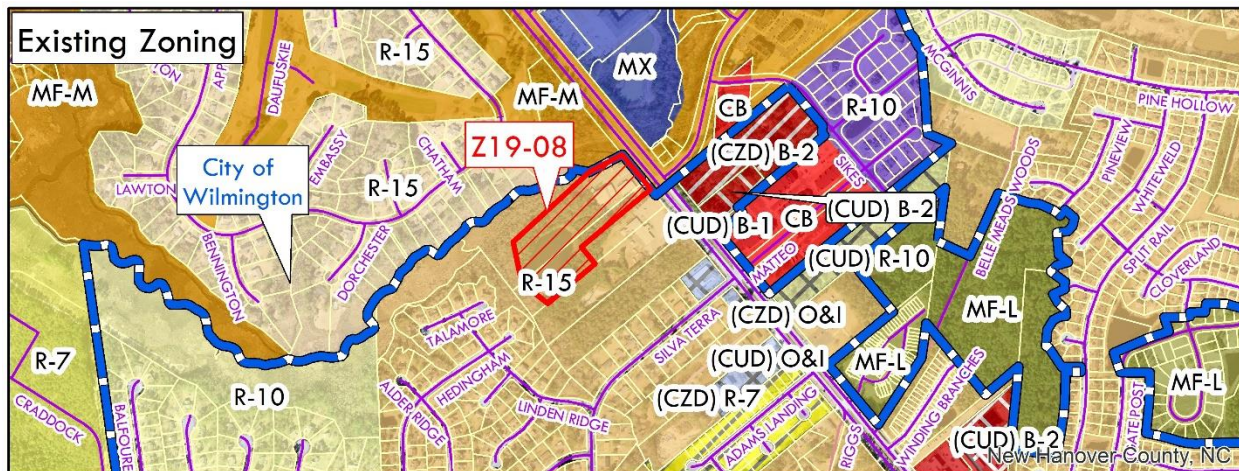


# STAFF REPORT FOR Z19-08

## ZONING MAP AMENDMENT APPLICATION

APPLICATION SUMMARY	
<b>Case Number:</b> Z19-08	
<b>Request:</b> Zoning Map amendment to rezone 8.43 acres from R-15 to B-2	
<b>Applicant:</b> John Hinnant with Eastern Carolinas Commercial Real Estate	<b>Property Owner(s):</b> Ogden-New Hanover Volunteer Emergency Medical Service Inc.
<b>Location:</b> 4500 block of Carolina Beach Road	<b>Acreage:</b> 8.43
<b>PID(s):</b> R07000-006-005-000; R07000-006-006-000	<b>Comp Plan Place Type:</b> Community Mixed Use and Conservation
<b>Existing Land Use:</b> Mostly undeveloped with two existing structures used for EMS purposes	<b>Proposed Land Use:</b> The property would be allowed to be developed in accordance with the uses permitted in the B-2 district
<b>Current Zoning:</b> R-15	<b>Proposed Zoning:</b> B-2



SURROUNDING AREA		
	LAND USE	ZONING
<b>North</b>	Single-Family Residential, Multi-Family Residential, Undeveloped Land	R-15, MF-F, MX
<b>East</b>	Mini-warehouse, Multi-Family Residential	CUD B-1, CUD B-2, CZD B-2, MX
<b>South</b>	Single-Family Residential, Moose Lodge, Telecommunication Tower, Undeveloped Land	R-15
<b>West</b>	Single-Family Residential, Undeveloped Land	R-15



## ZONING HISTORY

<b>April 7, 1971</b>	Initially zoned R-15 (Area 4)
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## COMMUNITY SERVICES

<b>Water/Sewer</b>	The buildings are served by CFPWA water and sewer services.
<b>Fire Protection</b>	New Hanover County Fire Services, New Hanover County Southern Fire District, New Hanover County Station Myrtle Grove
<b>Schools</b>	Williams Elementary, Codington Elementary, Myrtle Grove Middle, and Ashley High School, New Hanover High School
<b>Recreation</b>	Myrtle Grove School Park, Arrowhead Park, Southgate Park, Halyburton Memorial Park

## CONSERVATION, HISTORIC, & ARCHAEOLOGICAL RESOURCES

<b>Conservation</b>	The Conservation Overlay District indicates that swamp forest may be present on the site. The location of wetlands will be verified and any impacts addressed through the TRC review process if any specific redevelopments or expansions are proposed.
<b>Historic</b>	No known historic resources
<b>Archaeological</b>	No known archaeological resources

## ZONING CONSIDERATIONS

- In December 1979, the Board of Commissioners approved a Special Use Permit for the operation of a Volunteer Rescue Squad on the subject properties. As a result of this Special Use Permit approval, the building on the northeast side of the property, along Carolina Beach Road, was built. A modification to the site plan was subsequently approved in 1981. The most recent modification to this Special Use Permit took place in March 2007, which was to add a 10,200 sq. ft. building for the storage of disaster response vehicles. New Hanover Regional Medical Center operates its regional response services in the building at the rear of the property. The subject properties currently contain two existing structures.

- According to the applicant, the Volunteer EMS Services (which utilized the building fronting Carolina Beach Road) has relocated the service to the Monkey Junction area. In addition, New Hanover Regional Medical Center representatives have stated their intent to relocate the regional response service (which uses the rear building) in 2020.
- The property is currently zoned R-15, Residential District. R-15 Zoning is primarily a residential zoning district, however, the Zoning Ordinance allows limited commercial uses via Special Use Permit (for example, government and emergency services, convenience stores and recreation establishments)
- The current R-15 zoning of the site limits the use of the property to these mostly residential purposes, limiting adaptive reuse of the existing structures. The applicant believes both buildings would accommodate a number of the uses permitted in the B-2 district, such as contractor, warehousing, office, and light industrial related businesses.
- 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-2 districts based on the Table of Permitted Uses in the Zoning Ordinance.
- The B-2 district permits a total of 89 uses by-right and 42 uses with a special use permit. In general, the district permits the following categories of uses:

Traditional Commercial

- Retail
- Restaurants
- Offices
- Hotels
- Personal Services
- Gas Stations/Convenience Stores
- Drug Stores

Heavy Commercial/Light Industrial

- Contractors
- Warehousing
- Mini-warehousing
- RV & Boat Storage
- Wholesale

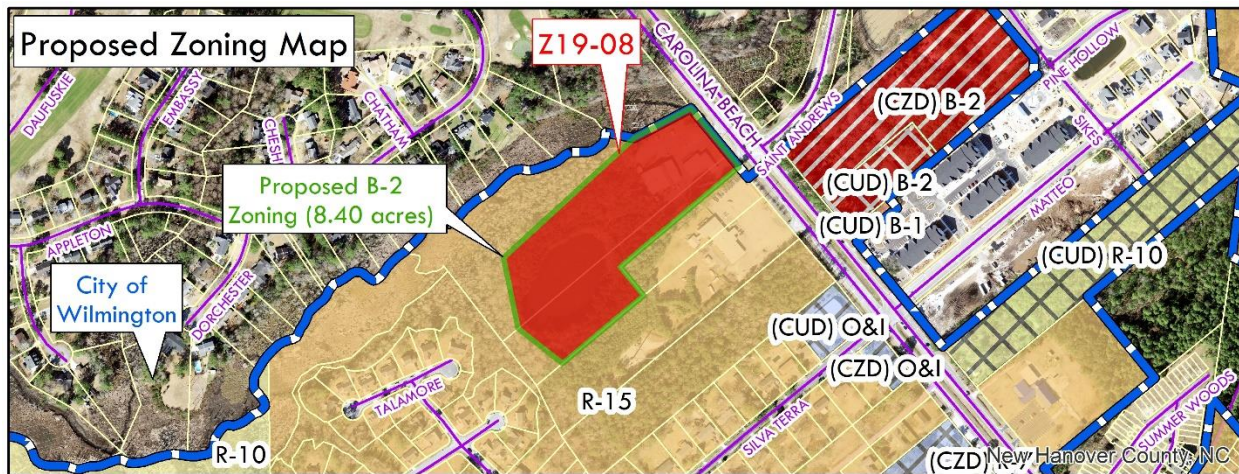
Institutional & Recreation

- Parks & Recreation Areas
- Religious Institutions
- Museums
- Libraries
- Indoor/Outdoor Recreation

Special Uses

- Cell Towers
- Dwelling Units
- Recycling Facilities with Processing
- Electronic Gaming Operations
- Light Manufacturing





- Any future additions or redevelopment within the proposed B-2 zoning district would be required to meet all building setbacks and landscaping buffers along the portion of the subject properties that are adjacent to property zoned R-15. Specifically:
  - The building setback required along Carolina Beach Road (U.S. Highway 421) would be a minimum of 50'.
  - The building setback required along any side property line adjacent to the R-15 zoning would be a minimum of 30' or 2.75 x Building Height, whichever is greater.
  - The building setback requirement along any rear property line adjacent to the R-15 zoning would be a minimum of 35' 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

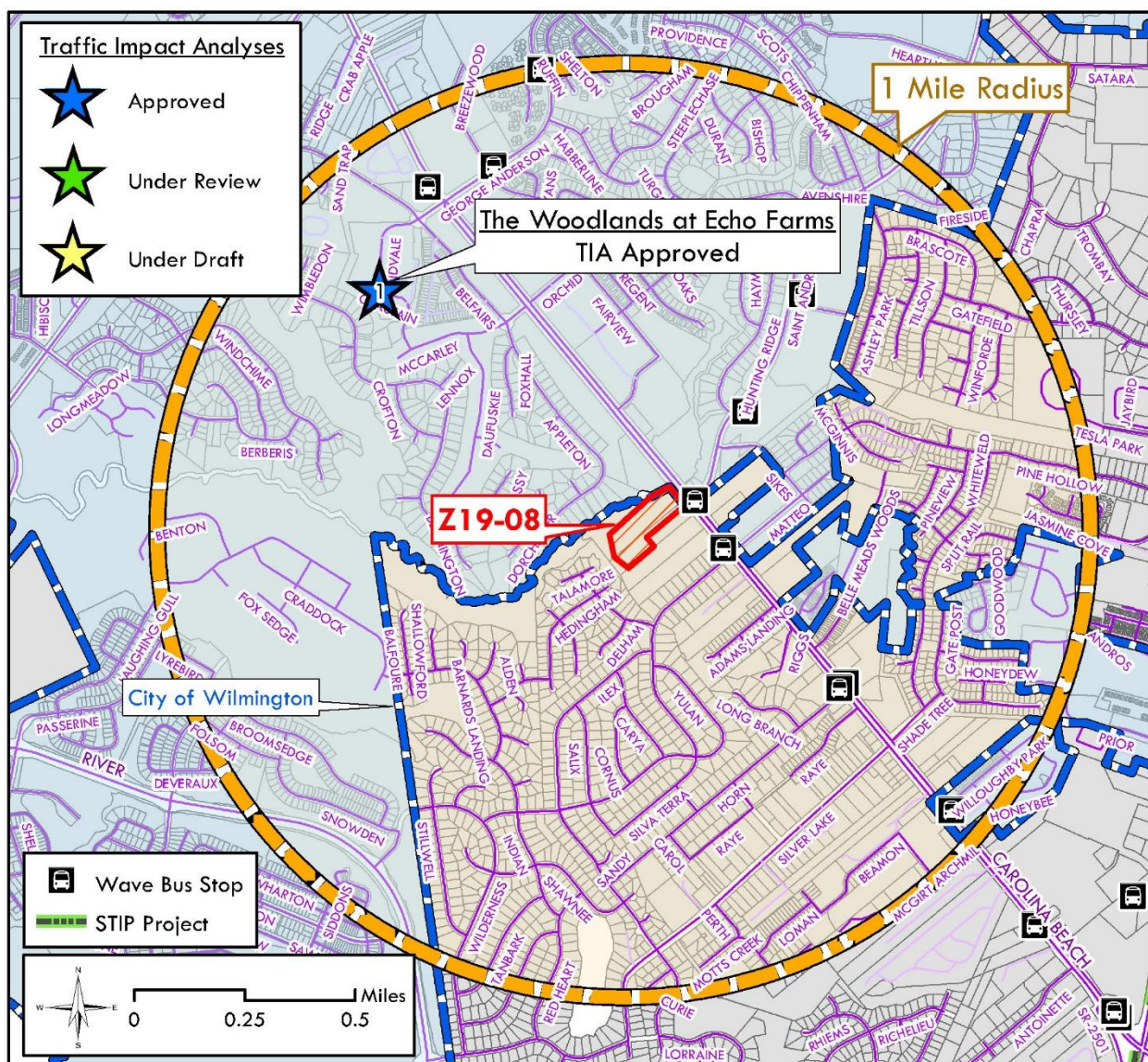
- Two existing driveways provide access to the subject properties from Carolina Beach Road (U.S. Highway 421).
- Per trip generation data provided by NCDOT, use of the site as an EMS facility is estimated to have generated approximately 8 trips in both the AM and PM peaks (based on a Fire and Rescue use of 17,500 square feet).
- According to the applicant, the buildings could accommodate contractor, warehousing, and light industrial uses. These uses would typically generate about 15-35 trips in the peak hours based on 17,500 square feet. If the site was to be redeveloped as a shopping center of the same size, it is estimated approximately 155 trips would be generated in the peak hours.
- Traffic impacts are analyzed at the time a development or change of use is proposed. Any use that increases the trips generated by 100 in the AM or PM peak hours will be required to conduct a Traffic Impact Analysis (TIA). 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 – August 2018

Road	Location	Volume	Capacity	V/C
Carolina Beach Road	5300 Block (south of Antoinette Drive)	39,541	29,300	1.35
Carolina Beach Road	1200 Block (north of St. Andrews Drive)	29,856	29,300	1.02

### 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
<b>1. The Woodlands at Echo Farms Development</b>	<ul style="list-style-type: none"><li>• 175 Single-family detached housing</li><li>• 167 Townhomes</li><li>• 240 Multi-family dwellings</li><li>• 10 court racquet/tennis club</li></ul>	<ul style="list-style-type: none"><li>• Approved December 17, 2018</li><li>• 2022 Build Out Year</li></ul>
The TIA required improvements be completed at certain intersections in the area. The notable improvements consisted of: <ul style="list-style-type: none"><li>• Construction of a westbound left-turn lane at the intersection of Independence Boulevard and Echo Farms Boulevard.</li><li>• Construction of a westbound right-turn lane on Carolina Beach Road (U.S. Highway 421) at Echo Farms Boulevard/George Anderson Drive.</li></ul>		
<b><u>Nearby Proposed Developments included within the TIA:</u></b>		
<ul style="list-style-type: none"><li>• Echo Farms Apartments</li><li>• River Lights</li><li>• Tiburon</li><li>• Barclay West</li></ul>		
<b>Development Status: Site work for the development has started.</b>		

**Regional Transportation Plans:**

- STIP Project U-5790
  - Proposal that will convert the intersection of Carolina Beach Road/Piner Road and College Road to a continuous flow intersection and widen a portion of Carolina Beach Road south of that intersection. Continuous flow intersections permit more efficient travel movements and help alleviate congestion by allowing more of the main street's traffic to move through the intersection. Construction of the project is expected to start in 2025.

**ENVIRONMENTAL**

- The property does not contain any Natural Heritage Areas.
- Approximately 5.40 acres are within an AE Special Flood Hazard Area (SFHA). Development is permitted within this SFHA provided it is constructed in accordance with applicable standards, including elevating the structures to the Design Flood Elevation or floodproofing.
- The property is within the Barnards Creek (C;Sw) watershed.
- Per the Classification of Soils in New Hanover County for Septic Tank Suitability, soils on the property consist of Class III (severe limitations) and Class IV (unsuitable) soils. However,

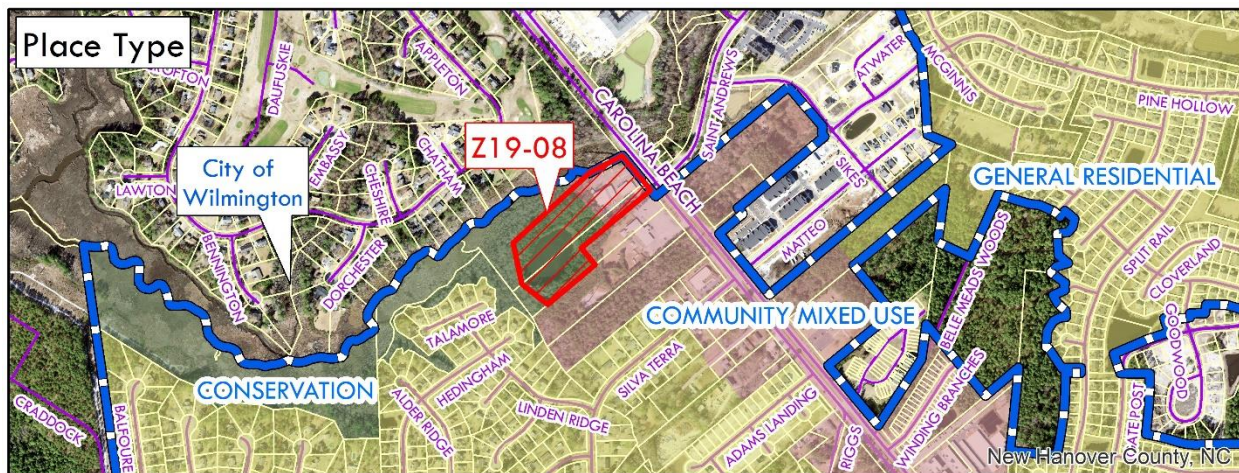


the two existing structures are currently served by water and sewer services through CFPUA.

- According to the Conservation Overlay District, there may be swamp forest present on the site. The site is currently developed with two structures and associated parking. Wetland impacts were addressed at the time of the development. If redevelopment or expansions are proposed additional wetland verification would be required. When verified, any impact to the resource would be subject to the standards of the Conservation Overlay District.

## 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. These place types are intended to identify general areas for particular development patterns and should not be interpreted as being parcel specific.



### Future Land Use Map Place Type

#### Community Mixed Use and Conservation

The approximately 3 acres of the subject property closest to Carolina Beach Rd. are designated as Community Mixed Use, and the western portion closest to the Linden Ridge subdivision is designated as Conservation.

<p><b>Place Type Description</b></p>	<p>Community Mixed Use areas focus 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.</p> <p>Conservation covers areas of natural open space and is intended to protect the natural environment, water quality, and wildlife habitats that serve the public through environmental education, low-impact recreation, and in their natural beauty. In these areas, increased density would be discouraged, and low impact development methods would be required. Such requirements place limits on development to ensure the protection of resources.</p>
<p><b>Analysis</b></p>	<p>The subject property is immediately adjacent to the Wilmington city limits in a transitional area between the higher intensity commercial area at Monkey Junction and the commercial node at the corner of Carolina Beach Rd. and Independence Blvd. within the city. Both higher density multi-family residential projects and single family residential subdivisions are in the vicinity, along with a variety of lower impact civic and commercial uses, like the Silva Commons office complex and Moose Lodge. The City has identified the portion of Carolina Beach Rd. across the street from the subject property as an area of opportunity for a suburban mixed use development type in its Create Wilmington Comprehensive Plan.</p> <p>In transitional areas between major intersections and/or higher density nodes like this one, lower density commercial uses that provide services for nearby residents are generally appropriate. Lower density residential zoning designations, such as R-15, do not support the mix of small scale commercial and higher density residential uses envisioned for Community Mixed Use areas. While not all of the uses permitted in the B-2 district are equally consistent with the Comprehensive Plan's vision for this area, the requested B-2 zoning could allow for the types of commercial services appropriate for a transitional Community Mixed Use area and could be appropriate in the existing structures. In addition, the existing stormwater facilities would limit the use of the portions of the property designated as Conservation and support the protection of natural resources, and the portions of the property closest to existing residential neighborhoods would remain zoned R-15.</p>
<p><b>Consistency Recommendation</b></p>	<p>The proposed rezoning from R-15 to B-2 is generally <b>CONSISTENT</b> with the 2016 Comprehensive Plan because it allows for the types of commercial services appropriate for a transitional Community Mixed Use area, and the existing stormwater facilities would limit the use of the portions of the property designated as Conservation.</p>



## PLANNING BOARD ACTION

The Planning Board considered this application at their June 6, 2019 meeting. No one from the public spoke in opposition to, or in favor of the application. The Board recommended approval (7-0), finding it to be **CONSISTENT** with the purposes and intent of the Comprehensive Plan because it allows for the types of commercial services appropriate for a transitional Community Mixed Use area. The Board also found **APPROVAL** of the rezoning request is reasonable and in the public interest because the proposal would support business success and provide services to the surrounding community.

## 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.