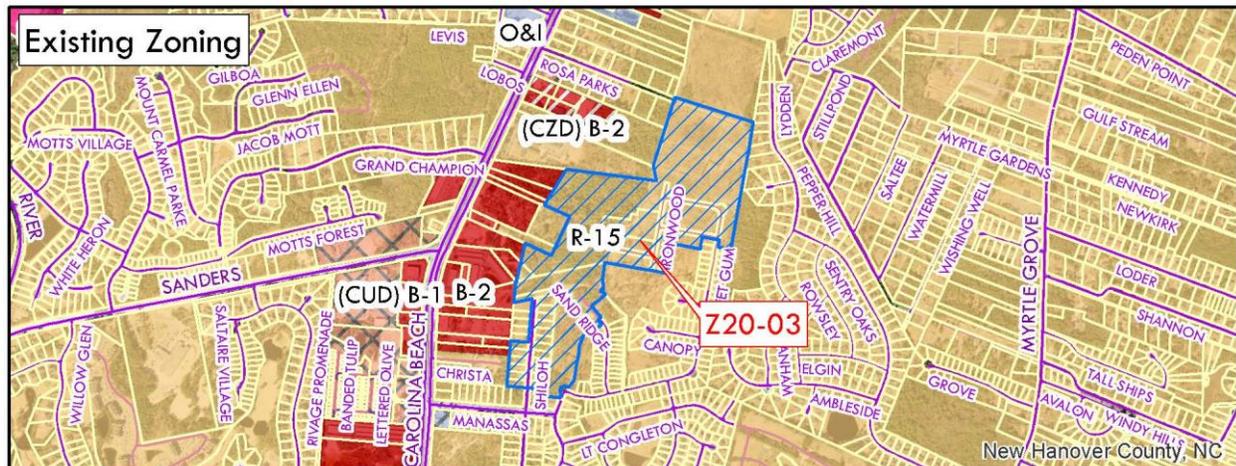


STAFF REPORT FOR Z20-03

ZONING MAP AMENDMENT APPLICATION

APPLICATION SUMMARY	
Case Number: Z20-03	
Request: Zoning Map amendment to rezone 74.83 acres from R-15 to (CZD) R-5	
Applicant: Cindee Wolf with Design Solutions	Property Owner(s): HD, LLC
Location: 5800 Block of Carolina Beach Road; 5900 Block of Shiloh Drive	Acreage: 74.83
PID(s): <i>The PIDs are included in the applicant's materials.</i>	Comp Plan Place Type: General Residential & Urban Mixed Use
Existing Land Use: Undeveloped	Proposed Land Use: 97 Single Family detached and 402 Single Family attached units
Current Zoning: R-15	Proposed Zoning: (CZD) R-5



SURROUNDING AREA		
	LAND USE	ZONING
North	Undeveloped, Institutional (Autumn Care of Myrtle Grove), Commercial (Discount House), Single-Family Residential	R-15, (CZD) B-2
East	Single-Family Residential (Sentry Oaks)	R-15
South	Single-Family Residential (Tarin Woods, Battle Park, Covington)	R-15
West	General Commercial – Office, retail, warehousing, Tregembo Animal Park	B-2



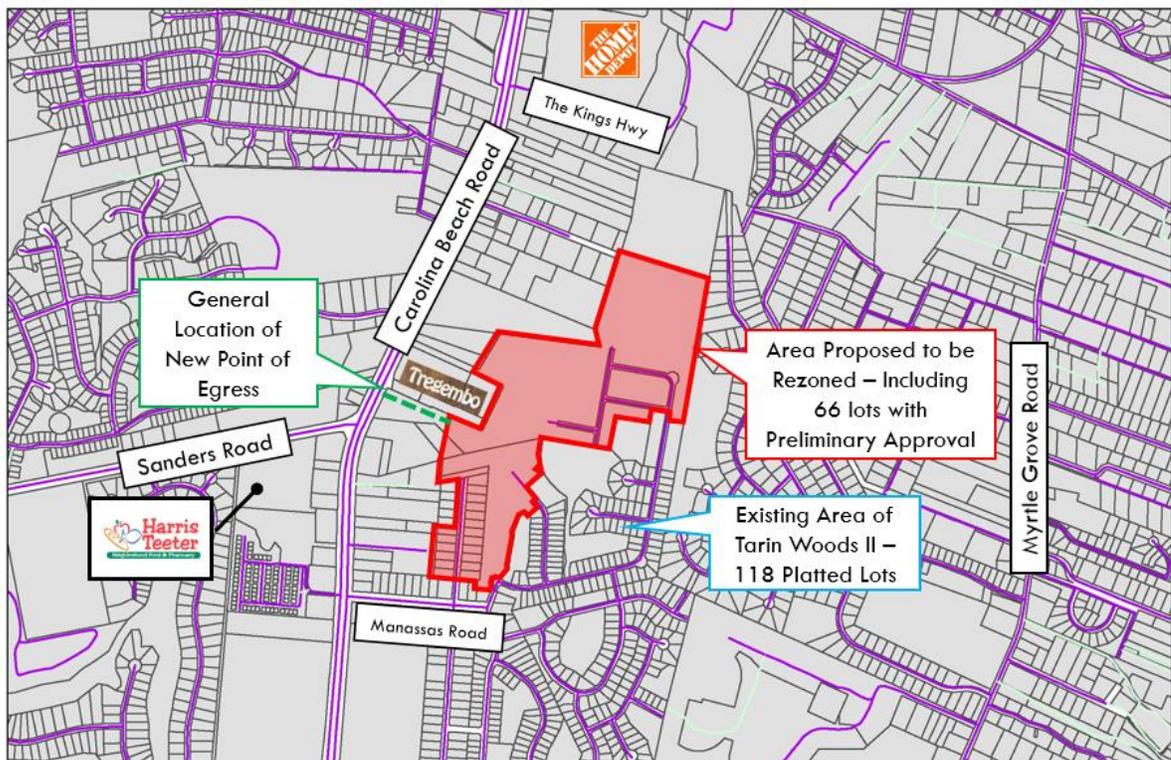
ZONING HISTORY	
April 7, 1971	Initially zoned R-15 (Area 4)

COMMUNITY SERVICES	
Water/Sewer	Water and sewer services are available through CFPWA.
Fire Protection	New Hanover County Fire Services, New Hanover County Southern Fire District, New Hanover County Station Myrtle Grove
Schools	Bellamy Elementary, Codington Elementary, Myrtle Grove Middle, Murray Middle, and Ashley High schools For more information, see the full School statistics below.
Recreation	Myrtle Grove School Park, Monterey Heights, Veterans Park

CONSERVATION, HISTORIC, & ARCHAEOLOGICAL RESOURCES	
Conservation	Conservation resource maps indicate that pocosin wetlands may exist on the property. The property owner further evaluated the site during a previous preliminary plat application and delineated the areas which are subject to additional standards of the conservation resources. The preliminary plat review indicated that the proposed development is capable of complying with these standards.
Historic	No known historic resources
Archaeological	No known archaeological resources

BACKGROUND, PROPOSED USE, AND CONCEPTUAL PLAN

- The area proposed to be rezoned is an extension of the existing Tarin Woods II subdivision. This subdivision currently has approval for 188 single-family lots, 66 of which are located in the area proposed to be rezoned. 118 lots have been platted, about half of which contain occupied homes.
- A previous proposal for this section of Tarin Woods II was made in November 2019, which was submitted as a “general use” or “straight” rezoning from R-15 to R-5 and would have allowed up to 599 units.
- The current proposal alters the previous application by proposing a conditional district, limiting the development to that shown on the submitted conceptual plan.
- In addition, the current proposal adds an additional point of egress directly to Carolina Beach Road, and limits the maximum number of units to 499 at a density of 6.6 units per acre.
- The application proposes 97 single family detached units and 402 single-family attached units consisting of duplexes, triplexes, and quadruplexes. The units are located on two separate tracts consisting of 74.83 acres. Tract 1 consists of 72.76 acres and is directly adjacent to the previously platted Tarin Woods II section, while Tract 2 consists of 2.07 acres and is located on the west side of Shiloh Road, just north of the intersection with Manassas Drive.



- The current zoning of the property (R-15) would allow up to 187 dwelling units at a maximum density of 2.5 dwelling units per acre. The proposed (CZD) R-5 district would allow a total of 499 dwelling units at density of 6.6 dwelling units per acre. The proposed zoning would allow a maximum increase of 312 units.

- The R-15 and R-5 districts are both residential zoning districts. While the R-5 district permits more base density than the R-15 district, it prohibits mobile homes and typical multi-family development, like apartments, allowing a maximum of 4 units within any residential structure. In addition, the special use permit for high density developments is not permitted in the R-5 district, and the number of permitted nonresidential uses is reduced.



Proposed Conceptual Plan

	R-15	(CZD) R-5 Proposal
Min Lot Size (Conventional)	15,000 sf	5,000 sf
Base Density (Performance)	2.5 du/ac (187 total units)	6.6 du/ac (499 total units)
Additional Dwelling Allowance SUP	10.2 du/ac (763 total units)	N/A
Permitted Housing Types	Single-family, mobile home, duplex, townhomes, multi-family	Single-family, duplex, triplex, quadruplex.
Nonresidential Uses	<p>≈ 20 uses w/ SUP (convenience stores, kennels, camping)</p> <p>≈ 15 uses by-right (wholesale nurseries, stables)</p>	Secondary amenity area

TRANSPORTATION

- The primary point of ingress and egress is provided to the subject property by Manassas Drive (SR 1581) which connects to Carolina Beach Road. The development also connects to the adjacent residential subdivisions of Battle Park, Covington and Tarin Woods by way of Shiloh Drive, Appomattox Drive, and Tarin Road. In addition, existing and future interconnectivity allows for access to Myrtle Grove Road through the Sentry Oaks subdivision and the proposed Congleton Farms subdivision.
- An additional point of egress from the proposed development to Carolina Beach Road has been added to this revised plan. At this time, the NCDOT has advised that this connection will provide a right-out movement only due to safety issues caused by the proximity to the intersection of Carolina Beach Road and Sanders Road. The subject property also abuts Rosa Parks Lane, however, this road is not maintained by NCDOT and is unimproved adjacent to the subject site.
- The property on which the egress to Carolina Beach Road is proposed to be located is currently zoned B-2, and future development of this property with a commercial use will potentially add a right-in (ingress only) from Carolina Beach Road. The applicant intends to design this site in a manner that will provide internal circulation to the right-out (egress only) on Carolina Beach Road.
- A future phase of Tarin Woods II, located south of the Myrtle Grove Shopping Center, had proposed a connection to that shopping center via The Kings Highway. That phase is not proposed at this time and that connection is not part of the current proposal.
- The applicant completed a Traffic Impact Analysis (TIA) for the Tarin Woods II subdivision in 2018 which studied the impacts of 531 total units being proposed at that time. The estimated trips from a development of this intensity is about 350 in the AM peak hour and 460 in the PM peak. The improvements required as part of that TIA included the installation of a northbound leftover/U-turn lane on Carolina Beach Road at the Harris Teeter driveway (required to be installed prior to 215 lots being platted), and the installation of a second westbound right turn lane on Manassas Drive at Carolina Beach Road.



Required Road Improvements based on 2018 TIA shown in red, with approximate location additional egress shown in yellow.

- The applicant is currently coordinating a revision to the TIA with NCDOT that would address the scope of the current proposal, which includes an increase of 86 units above the most recent TIA scope.
- The applicant’s traffic engineer has produced a technical memorandum, dated February 4, 2020, that shows that the total proposed unit count is expected to generate 337 AM peak hour and 418 PM peak hour trips. With the inclusion of the new point of egress on Carolina Beach Road, the technical memorandum suggests that no additional recommended improvements are necessary to offset this increase in units, and that vehicular queue lengths, volume, and delay on Manassas Drive will decrease during both the AM and PM peak hours.
- Although the total number of proposed units represents an increase when compared to the prior “straight” R-5 proposal considered in November 2019, the estimated trip generation has been reduced because the quantity of proposed single-family homes have been changed to townhomes, which typically generate approximately half of the peak hour trips of a single-family home.
- As currently zoned, R-15, the subject site would be permitted a maximum of 187 dwelling units under the performance residential standards (including the lots already given preliminary approval). A detached single-family dwelling typically generates about one trip during the peak hours. Therefore, the property could currently generate approximately 187 trips during the peak hours.
- The net change from the potential trip generation if the site were to be developed under the existing R-15 district to the proposed (CZD) R-5 district shows an approximate increase of 150 AM peak hour trips and 231 PM peak hour trips.

Comparison of Potential Trip Generation Scenarios

	Intensity	Approx. Peak Hour Trips
Existing Development:	Undeveloped (74.83 acres)	0 AM / 0 PM
Typical Development under Current Zoning:	187 single-family homes	187 AM / 187 PM
Development under approved 2018 TIA (the associated rezoning request was not approved):	531 units (339 single family homes, 192 multi-family units)	350 AM / 460 PM
Development under Proposed (CZD) R-5 Zoning:	210 single-family homes (118 previously platted, 92 currently proposed) 402 townhomes	337 AM / 418 PM

Nearby Planned Transportation Improvements and Traffic Impact Analyses



Nearby NC STIP Projects:

- STIP Project U-5790
 - Project to convert the intersection of Carolina Beach 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. Bidding of the project is expected to occur in 2024.

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. Tarin Woods II (Includes Subject Site)	Phase 2A: <ul style="list-style-type: none"> • 214 Single-Family Homes Phase 2B(1) – Includes Phase 2A: <ul style="list-style-type: none"> • 339 Single-Family Homes • 192 Multi-Family Units 	<ul style="list-style-type: none"> • Approved October 31, 2018 • 2020 Build Out Year • Revision under review
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 leftover/U-turn on Carolina Beach Road at the Harris Teeter driveway (required to be installed during the development of Phase 2A). • Installation of a second westbound right turn lane on Manassas Drive at Carolina Beach Road. 		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none"> • Beau Rivage Update • Beau Rivage Townhomes 		
Development Status: Development is under construction. 118 lots have been platted at this time, and remaining units are subject to approval of the conditional zoning request.		

2. Habitat Restore Building	<ul style="list-style-type: none"> • 20,320sf of Discount Store • 14,830sf of Shopping Center 	<ul style="list-style-type: none"> • Approved February 26, 2018 • 2022 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 southbound right turn lane on Carolina Beach Road at the site's access. • Increasing the length of an existing southbound u-turn lane on Carolina Beach Road at Cathay Road. 		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none"> • Beau Rivage Update • Beau Rivage Townhomes 		
Development Status: No construction has started at this time		

3. Kaylies Cove	<ul style="list-style-type: none"> • 110 Single-Family Homes 	<ul style="list-style-type: none"> • Approved February 20, 2018 • 2019 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 eastbound right turn lane and westbound left turn lane on Piner Road at the site's access. 		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none"> • None 		

Development Status: Homes under construction. 110 lots have been platted at this time, and both turn lanes have been installed.

4. Congleton Farms	<ul style="list-style-type: none"> • 162 Single-Family Homes 	<ul style="list-style-type: none"> • Approved February 5, 2018 • 2018 Build Out Date
<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"> • Constructing the section of Lieutenant Congleton Road along the site frontage to connect to the existing roadway with one lane in each direction. 		
<p><u>Nearby Proposed Developments included within the TIA:</u></p>		
<ul style="list-style-type: none"> • None 		
<p>Development Status: Under construction. 89 lots have been platted at this time.</p>		

5. Beau Rivage Update	<ul style="list-style-type: none"> • 4,500 square feet of drive-thru bank • 3,500 square feet of fast food drive thru • 6,900 square feet of supermarket (addition to the existing Harris Teeter) • 7,500 square feet of shopping center 	<ul style="list-style-type: none"> • Approved December 28, 2016 • 2018 Build Out Date
<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 an eastbound right-turn lane on Sanders Road at the site's access and Carolina Beach Road. 		
<p><u>Nearby Proposed Developments included within the TIA:</u></p>		
<ul style="list-style-type: none"> • Tarin Woods • River Lights 		
<p>Development Status: Under construction. The right-turn lane on Sanders Road at the site's access has been constructed.</p>		

SCHOOLS

- Students generated from this development would be assigned to Bellamy Elementary and Ashley High schools. Students from the northern section of attached units would be assigned to Myrtle Grove Middle, while students from the remainder of the development would be assigned to Murray Middle. Students may apply to attend public magnet, year-round elementary, or specialty high schools.

- One hundred eighty-seven dwelling units would be permitted under the current R-15 zoning base density, and 499 units would be allowed under the proposed zoning for an increase of 312 dwelling units.
- Based on average student generation rates,* there are an average of 0.24 public school students (0.11 for elementary, 0.05 for middle, and 0.08 for high) generated per dwelling unit across New Hanover County. The proposed development can be estimated to generate 74.8 (33.5 elementary, 1.9 middle, and 24.31 high) more students than if developed under existing zoning.

*Average student generation rates are calculated by dividing the projected New Hanover County public school student enrollment for the 2020-2021 school year by the estimated number of dwelling units in the county. While different housing types and different locations typically yield different numbers of students, these average generation rates can provide a general guide for the number of students to anticipate. Total projected student enrollment was used, which includes students attending out-of-district specialty schools, such as year-round elementary schools, Isaac Bear, and SeaTECH.

School Enrollment* and Capacity—2021-2022 Estimates**

Level	Total NHC % Capacity	School	Enrollment of Assigned School	Capacity of Assigned School w/ Portables	% of Capacity of Assigned School	Funded Capacity Upgrades
Elementary	97%	Bellamy	465	499	93%	None
Middle	107%	Myrtle Grove	714	738	97%	None
Middle	107%	Murray	899	848	106%	None
High	105%	Ashley	1869	1776	105%	None

*Enrollment is based on projected New Hanover County Schools enrollment for the 2020-2021 school year.

**Capacity calculations were determined by New Hanover County Schools for the 2020-2021 school year and are based on NC DPI Facility Guidelines & Class Size Requirements. Modifications refer to specific program requirements unique to a particular school. These may include exceptional children’s classrooms beyond the original building design; classrooms to serve a unique population such as ESL; or classrooms designated for art and music if the building wasn’t specifically designed with those spaces.

ENVIRONMENTAL

- The property does not contain any Special Flood Hazard Areas or Natural Heritage Areas.
- Existence of wetlands will be verified during the development review process for the undeveloped portions of the site.
- The property is within the Everett Creek (SA;HQW) and Motts Creek (C;Sw) watershed.
- Per the Classification of Soils in New Hanover County for Septic Tank Suitability, soils on the property consist of Class I (suitable/slight limitation), Class III (severe limitation), and Class IV (unsuitable) soils, however, the site will be served by CFPWA water and sewer.

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.



<p>Future Land Use Map Place Type</p>	<p>General Residential & Urban Mixed Use</p> <p>The subject parcel is primarily General Residential, with roughly 2.5% designated as Urban Mixed Use.</p> <p>Because of the general nature of place type borders, sites located in proximity to the boundaries between place types could be appropriately developed with either place type, allowing site-specific features and evolving development patterns in the surrounding area to be considered.</p>
<p>Place Type Description</p>	<p>General Residential: Focuses on lower-density housing (1-6 du/ac) and associated civic and commercial services. Typically, housing is single-family or duplexes. Commercial uses should be limited to strategically located office and retail spaces, while recreation and school facilities are encouraged throughout. Types of uses include single-family residential, low-density multi-family residential, light commercial, civic, and recreational.</p> <p>Urban Mixed Use: 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.</p>
<p>Analysis</p>	<p>The subject parcel is located between existing lower density residential neighborhoods and the Carolina Beach Road commercial corridor, which is envisioned for the most intensive place type, Urban Mixed Use.</p> <p>In general, the Comprehensive Plan designates areas along roadways for higher residential densities and a mix of uses and those near existing neighborhoods as General Residential in order to allow for an orderly transition of densities and intensities.</p>

	<p>The proposed R-5 zoning, one of the new zoning tools adopted in 2019 to provide for the development patterns outlined in the Comprehensive Plan, would provide a transition in density and intensity between existing and future development along Carolina Beach Road, and the existing single family residential districts to the east. Providing a transition between mixed-use or commercial development and low to moderate density residential development is one of the stated intents of this districts. The R-5 district allows a range of single-family housing products, however, mobile homes and multi-family developments, such as traditional apartments, are not permitted in this district.</p> <p>The design for this development positions higher density attached units (two-unit, three-unit, and four-unit buildings) closest to the higher intensity Urban Mixed Use area with lower density single-family lots closest to existing neighborhoods. This type of development pattern provides an appropriate transition in density and aligns with the Comprehensive Plan's goal of providing for a range of housing types. In addition, the low-moderate density proposed (approximately 6.6 units per acre) is generally aligned with the 0-6 units per acre density outlined for General Residential areas. (To compare, the next highest intensity place type, Community Mixed Use, provides for moderate densities around 8 units per acre.)</p>
<p>Consistency Recommendation</p>	<p>The proposed R-5 conditional district is generally CONSISTENT with the intent of the 2016 Comprehensive Plan because the overall density of the project is in line with recommendations for a General Residential area in close proximity to an Urban Mixed Use growth node, it provides for a range of housing types, and it will transition densities from the portions of the property adjacent to Urban Mixed Use areas, where moderate to high density multi-family and higher intensity commercial is desired, to those abutting existing lower density residential neighborhoods.</p>

STAFF RECOMMENDATION

The proposed (CZD) R-5 rezoning is generally **CONSISTENT** with the 2016 Comprehensive Plan. Therefore, **staff recommends approval of this application** and suggests the following motion:

I move to **APPROVE** the proposed rezoning to a (CZD) R-5 district. I find it to be **CONSISTENT** with the purposes and intent of the Comprehensive Plan because it provides for a range of housing types, and it will transition densities from the portions of the property adjacent to Urban Mixed Use areas where moderate to high density multi-family and higher intensity commercial is desired to those abutting existing lower density residential neighborhoods. I also find **APPROVAL** of the rezoning request is reasonable and in the public interest because the overall density of the project is in line with recommendations for a General Residential area in close proximity to an Urban Mixed Use growth node.

Alternative Motion for Denial

I move to **DENY** the proposed rezoning to a (CZD) R-5 district. I find it to be **CONSISTENT** with the purposes and intent of the Comprehensive Plan because it provides for a range of housing types and it will transition densities from the portions of the property adjacent to Urban Mixed Use areas where moderate to high density multi-family and higher intensity commercial is desired to those abutting existing lower density residential neighborhoods. However, I find **DENIAL** of the rezoning request is reasonable and in the public interest because the proposal is not consistent with the desired character of the surrounding community and the density will adversely impact the adjacent neighborhoods.