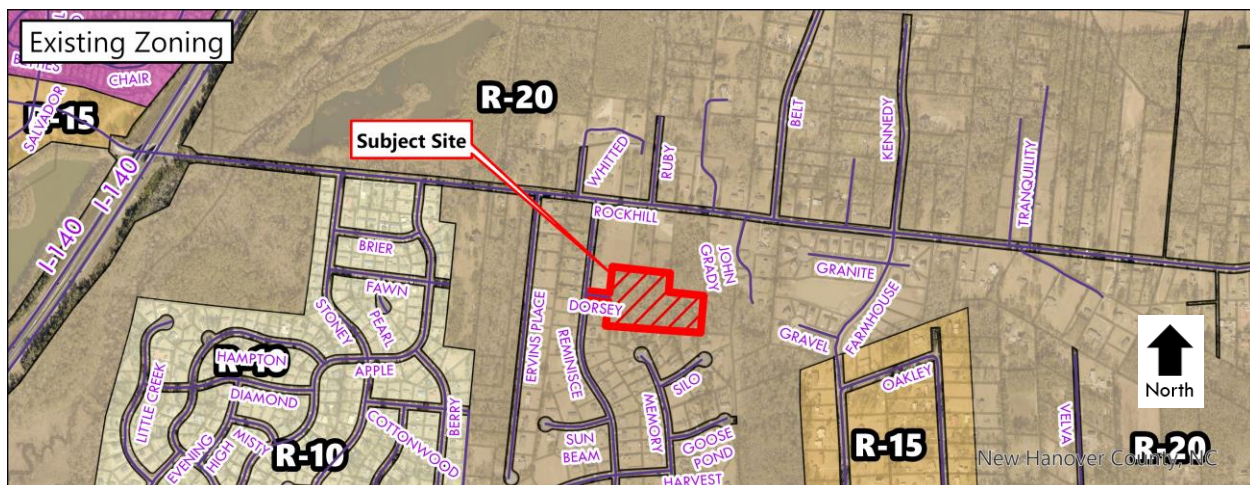


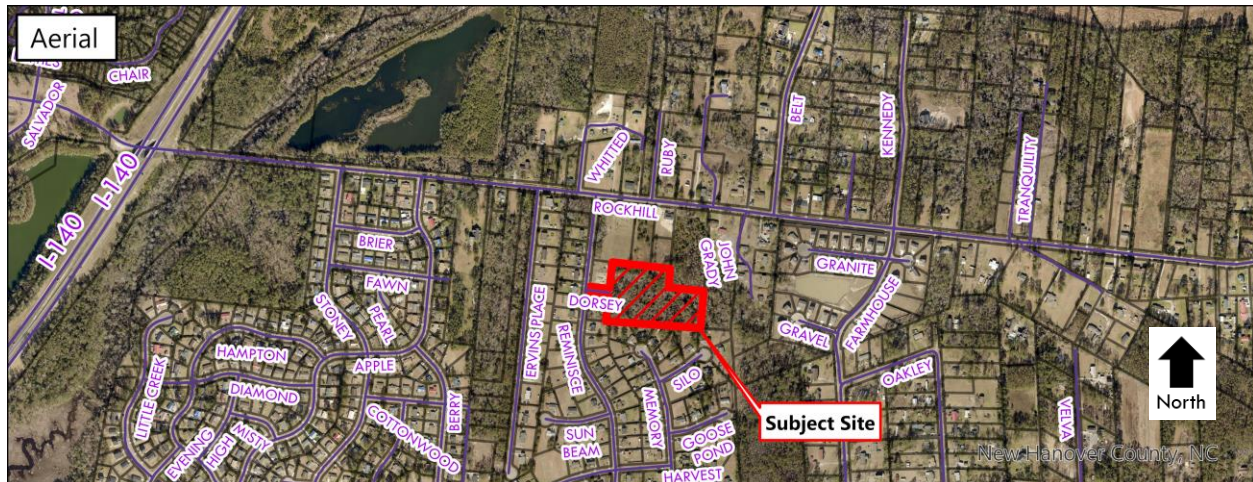
STAFF REPORT FOR Z21-04

CONDITIONAL ZONING DISTRICT APPLICATION

APPLICATION SUMMARY	
Case Number: Z21-04	
Request: Rezoning to a Conditional R-10 district	
Applicant: Sonya Edens with RSC Engineering, PLLC	Property Owner(s): Cape Fear Habitat For Humanity Inc.
Location: 3200 Block of Reminisce Road	Acreage: 4.90 acres
PID(s): R02500-003-004-000	Comp Plan Place Type: General Residential
Existing Land Use: Undeveloped	Proposed Land Use: Single-Family Residential
Current Zoning: R-20, Residential R-20 District	Proposed Zoning: (CZD) R-10, Conditional R-10 district



SURROUNDING AREA		
	LAND USE	ZONING
North	Single-Family Residential	R-20
East	Single-Family Residential (Rivendell Bay, Oakley Circle)	R-20, R-15
South	Single-Family Residential (Apple Valley)	R-20
West	Single-Family Residential (Apple Valley and Walnut Hills)	R-20, R-10



ZONING HISTORY

July 1, 1974	Initially zoned R-20 (Area 10A)
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COMMUNITY SERVICES

Water/Sewer	Water and sewer service is available through CFPUA via a mainline extension and pump station.
Fire Protection	New Hanover County Fire Services, New Hanover County Northern Fire District, New Hanover County Station Wrightsboro.
Schools	Wrightsboro Elementary, Holly Shelter Middle, and New Hanover High Schools.
Recreation	Optimist Park, Northern Regional Park, Blue Clay Bike Park

CONSERVATION, HISTORIC, & ARCHAEOLOGICAL RESOURCES

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

PROPOSED CONCEPTUAL SITE PLAN

- The applicant is proposing to construct an 11-lot single-family subdivision.
- As currently designed, the proposal will comply with the County's standards for a conventional subdivision with no lots proposed less than 10,000 square feet. The proposed development provides about 0.49 acres of open space, which meets the County's requirement of providing 10% open space.
- The internal subdivision road will be constructed to the County's private roadway standards and maintained by the proposed subdivision's home owner's association.
- According to the applicant, required stormwater facilities will be provided via a roadside swale. No stormwater pond is intended for the subdivision. The applicant has applied for a Stormwater Permit with the North Carolina Department of Environmental Quality (NCDEQ). According the NCDEQ, the subdivision meets the Built Upon Area (BUA) requirement of less than 24% to design for a low density Stormwater Permit. The applicant has also applied for a Stormwater Permit with New Hanover County Engineering.



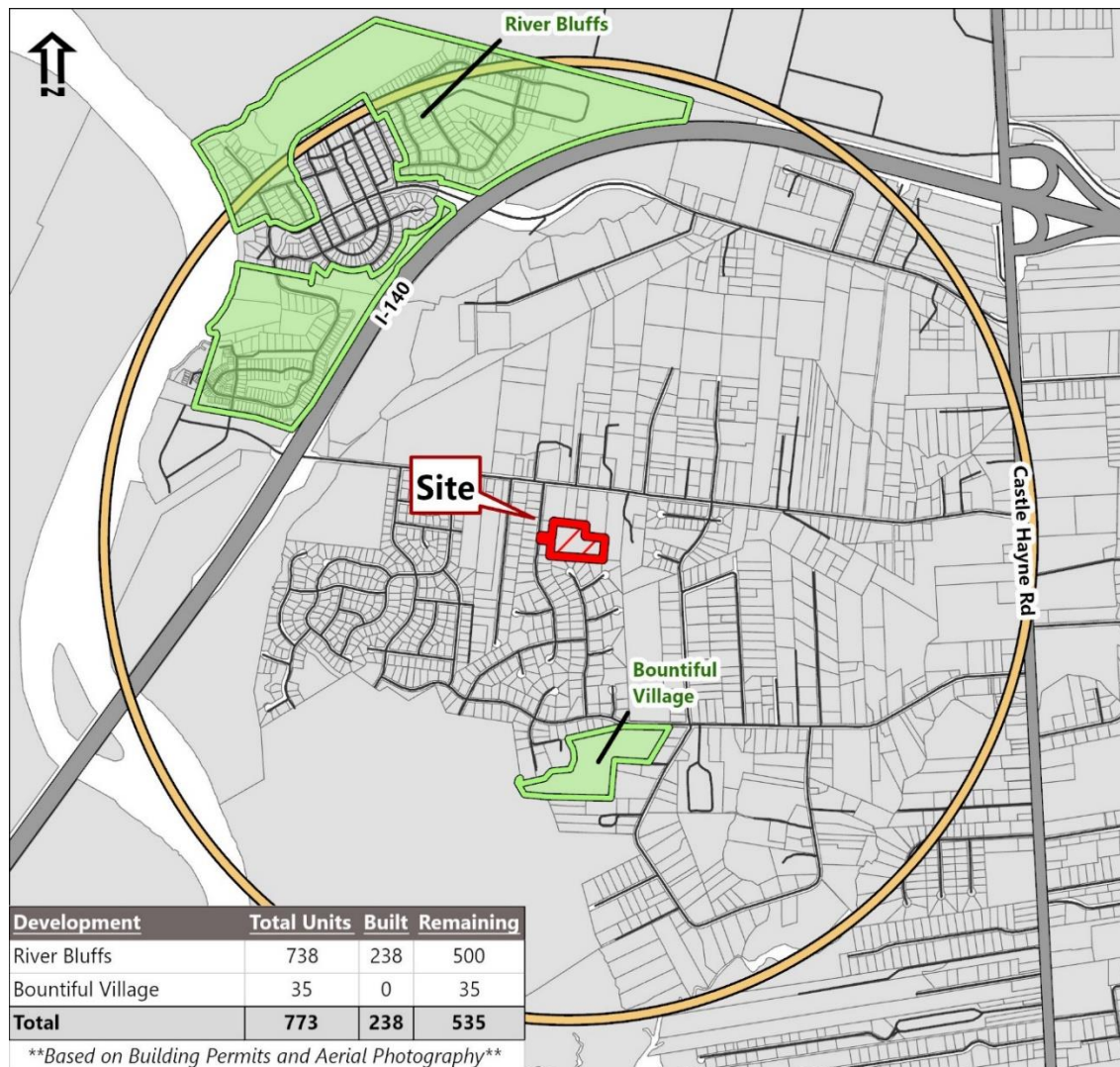
Applicant's Conceptual Site Plan with Staff Markups

ZONING CONSIDERATIONS

- The current R-20 zoning of the site would allow up to 9 lots at a density of 1.9 du/ac under the County's performance residential standards. The proposed 11 lots equate to an overall density of 2.24 du/ac with lots ranging from about 12,000 square feet to about 15,000 square feet.
- The R-20 district is the predominant zoning in the surrounding area; however, the area also includes R-15 and R-10 districts. The nearby Walnut Hills subdivision was initially zoned to the R-10 district in 1974.

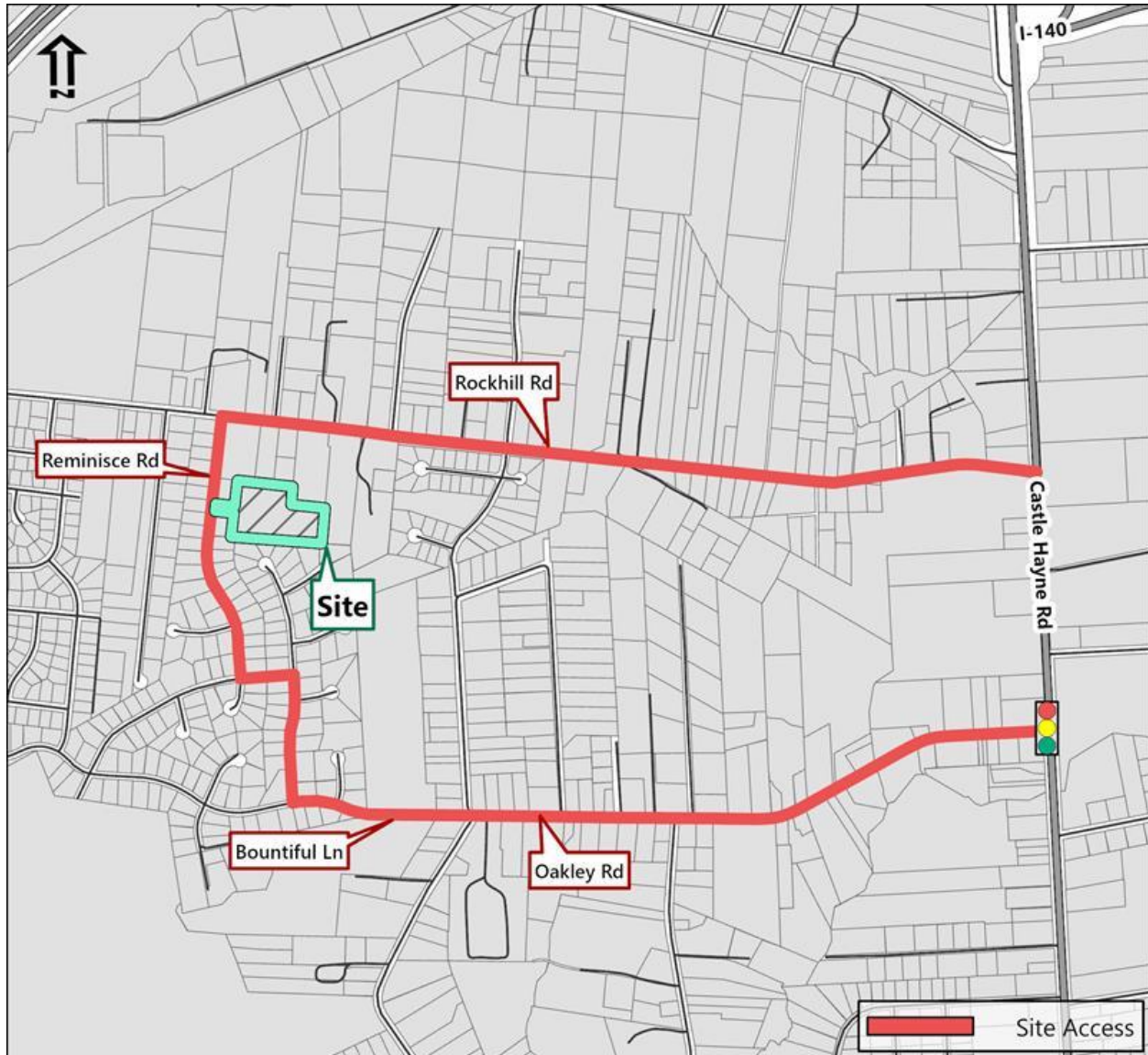
- When the R-20 district was first applied to this area in the 1970's, public utilities were limited, and many homes in the unincorporated areas of the County utilized private well and septic. Water and wastewater is now available in the area, and the applicant is proposing connections to the CFPWA water and wastewater systems.
- The County recently approved two other rezonings to the R-10 district for nearby properties in the last few years. The Bountiful Village development was rezoned to a (CZD) R-10 district in 2018. Also, about 16 acres of County owned property at the 3100 block of Castle Hayne Road was rezoned to an R-10 district in 2020 and conveyed to Cape Fear Habitat for Humanity for a workforce housing subdivision.

AREA SUBDIVISIONS UNDER DEVELOPMENT



TRANSPORTATION

- Access is proposed to be provided to the subject property from Reminisce Road, an NCDOT maintained road that connects to Rockhill Road. In addition, the nearby public street network in the Apple Valley subdivision connects to Oakley Road to the south. Both Oakley Road and Rockhill Road connect to Castle Hayne Road.
- The applicant has also designed the site to allow for a future connection to the adjacent undeveloped parcel to the northeast.
- A traffic signal was installed at the intersection of Oakley Road and Castle Hayne Road in 2020.



- As currently zoned, it is estimated the site would generate about 10-11 trips during the peak hours. Under the proposed (CZD) R-10 zoning, the proposed 11 detached single-family homes are estimated to generate about 13 trips during the peak hours. The expected net difference in traffic would be an increase of about 2-3 peak hour trips when compared to the current zoning.

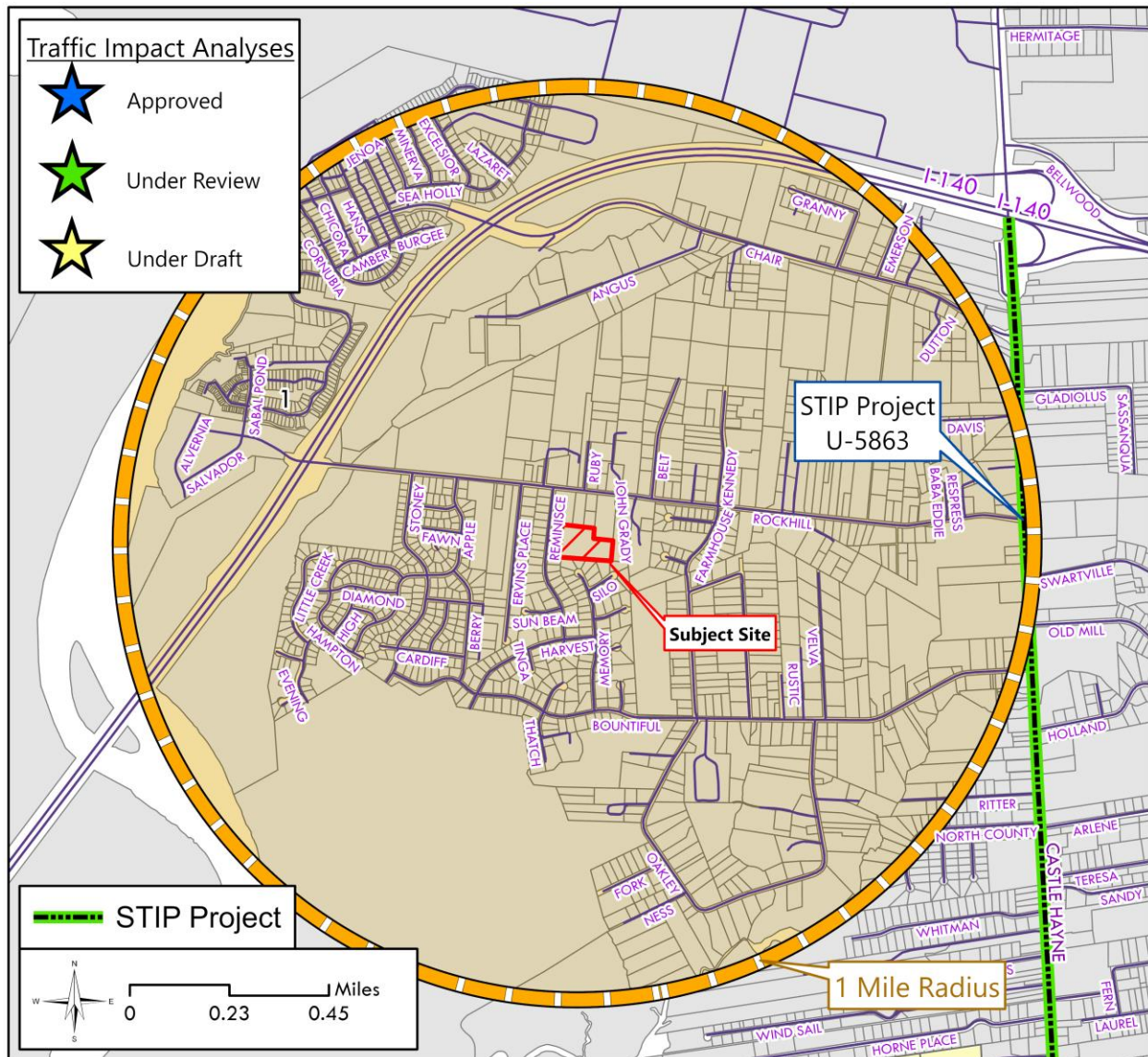
	Intensity	Approx. Peak Hour Trips
Existing Development:	Undeveloped	0 AM / 0 PM
Typical Development under Current Zoning:	9 Single-Family Dwellings	11 AM / 10 PM
Proposed Development:	11 Single-Family Dwellings	13 AM / 13 PM

- The estimated traffic generated from the site is under the 100 peak hour threshold that triggers the ordinance requirement for a Traffic Impact Analysis (TIA).
- Because a TIA is not required, staff has provided the volume to capacity ratio for Castle Hayne Road near the subject site. While volume to capacity ratio, based on average daily trips, can provide a general idea of the function of adjacent roadways, the delay vehicles take in seconds to pass through intersections is generally considered a more effective measure when determining the Level of Service of a roadway. The volume to capacity ratio indicates capacity currently exists in this area to accommodate the small change in estimated trips.

NCDOT Average Annual Daily Traffic (AADT) - 2020

Road	Location	Volume	Capacity	V/C
Castle Hayne Road	1,000 feet south of Rockhill Road	16,324	19,603	0.83

Nearby Planned Transportation Improvements and Traffic Impact Analyses



Nearby NC STIP Projects:

- STIP Project U-5863
 - Project to widen Castle Hayne Road from I-140 to Division Drive. This project will add a center turn lane or median to sections of the road.
 - The current construction schedule for this project is to begin right-of-way acquisition in 2029.

Nearby Traffic Impact Analyses:

There are no pending or approved Traffic Impact Analyses within the proximity of the subject property that are anticipated to affect this request.

ENVIRONMENTAL

- The property does not contain any Special Flood Hazard Areas or Natural Heritage Areas.
- According to the applicant there is no evidence of regulated wetlands within the area of the property to be developed.
- 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 I (suitable/slight limitation) and Class II (moderate limitation) soils; however, the project will connect to CFPWA sewer and water services.

OTHER CONSIDERATIONS

SCHOOLS

- Students living in the proposed development would be assigned to Wrightsboro Elementary School, Holly Shelter Middle School, and New Hanover High School. Students may apply to attend public magnet, year-round elementary, or specialty high schools.
- A maximum of 9 dwelling units would be permitted under the current R-20 zoning base density, and 11 units could be developed under the proposed conditional zoning for an increase of 2 dwelling units.
- Based on a generalized historic generation rate*, staff would estimate the new project would generate roughly one additional student. However, affordable housing developments may be more likely to provide housing for families with school-age children, so the proposed rezoning may generate more students than would be estimated using the historic generation rate estimates.

Development Type	Intensity	Estimated Student Generation (generalized historic student generation rate)*
Existing Development	Undeveloped	Total: 0 students
Typical Development under Current R-20 Zoning	9 residential units	Total: 2 students
Proposed (CZD) R-10 Zoning	11 residential units	Total: 3 students**

* Generalized historic 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. Currently, 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. These numbers are updated annually and include students attending out-of-district specialty schools, such as year-round elementary schools, Isaac Bear, and SeaTECH. Generation rates do not take into account different housing types and different locations, which typically yield different numbers of students.

** The estimated student generation calculation results in a difference of fewer than one student being generated from the proposed rezoning compared to current zoning (2.16 compared with 2.64).

- Since the proposed development is likely to have a build-out date within 5 years, staff has outlined existing school capacity to provide a general idea of the potential impact on public schools.

- These numbers do not reflect any future capacity upgrades that may occur over the next five years or changes to student populations.

School Enrollment* and Capacity - 2020-2021 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%	Wrightsboro	547	564	97%	None
Middle	107%	Holly Shelter	917	934	98%	None
High	105%	New Hanover	1,532	1,648	93%	None

* Enrollment is based on the New Hanover County Schools enrollment that was projected 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.

- The recent facility needs survey that has been prepared by Schools staff includes the most current NC Department of Public Instruction (DPI) student growth projections and school capacity data. It does not include student growth projections and available capacity for individual schools, but it appears that planned facility upgrades, combined with changes to student enrollment patterns, will result in adequate capacity district-wide over the next five years if facility upgrades are funded.

NEW HANOVER COUNTY STRATEGIC PLAN

- One of the goals of the New Hanover County Strategic Plan for 2018-2023 is to encourage the development of complete communities in the unincorporated county by increasing access to goods and services and providing for a range of housing types and price points.
- The subject site is within the Wrightsboro community area. The proposed project includes single-family housing and is located more than one mile away from existing retail and service providers, so it would not impact the percentage of homes within a one-mile radius of basic goods and services or the diversity of the community's housing types.
- While the Wrightsboro area is one of the communities in the unincorporated county with more affordable housing options, the number of for-sale units in the overall County serving residents making less than 80% of Area Median Income (AMI) is limited. As a Habitat for Humanity project, the proposed subdivision would assist in providing the range of price points envisioned by the strategic plan for the County as a whole.

REPRESENTATIVE DEVELOPMENTS

Representative R-20 Developments:



Representative R-10 Developments:



Representative Habitat for Humanity Development:

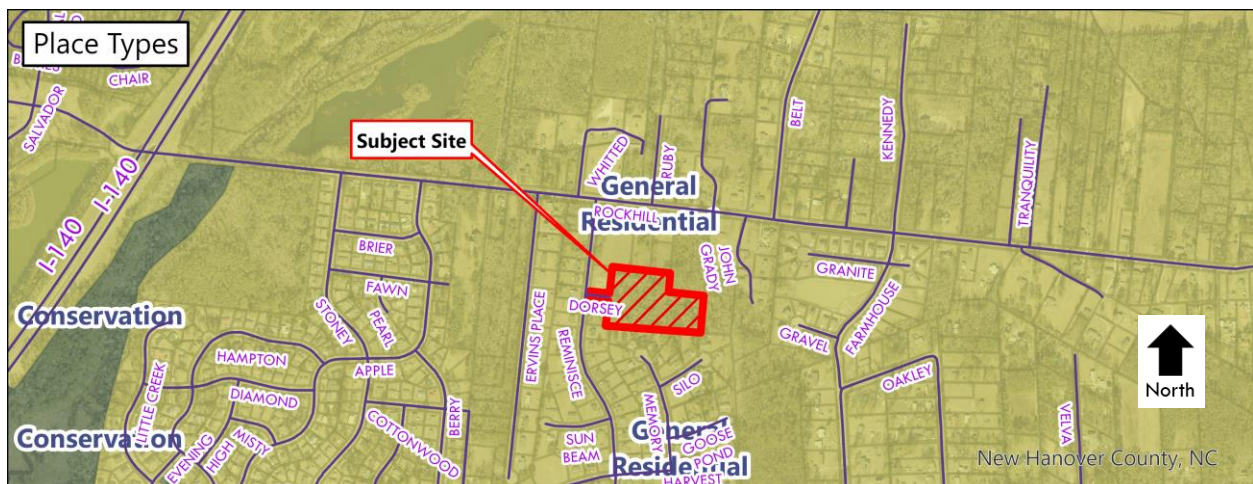


CONTEXT AND COMPATIBILITY

- The rezoning will result in two additional lots, which are expected to have minimal impact on the surrounding areas.
- The applicant proposes that the lots range from about 12,000 square feet to about 15,000 square feet. The proposed lot sizes and single-family housing type are similar to existing development in the neighborhood.
- Recent rezonings to the R-10 district have been approved for properties in the area.

2016 COMPREHENSIVE 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	General Residential
Place Type Description	Focuses on lower-density housing 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.
Analysis	<p>The subject parcel is located off of Reminisce Road about one mile west of Castle Hayne Road, a minor arterial roadway. The site is located between the GE employment center to the north and the Wrightsboro community-level commercial node at the intersection of Castle Hayne Road and N. Kerr Avenue to the south.</p> <p>This area was designated as General Residential to provide for development consistent with the existing lower density neighborhoods in a place where a mix of uses is less appropriate. The proposed development with its density of 2.2 dwelling units per acre would provide a residential development consistent with the density recommendation for this place type (up to 8 dwelling units per acre) and is only slightly higher than the maximum density of 1.9 dwelling units per acre permitted in the surrounding R-20 district. In addition, the proposed lot sizes will be similar to adjacent residential neighborhoods.</p>
Consistency Recommendation	The proposed conditional R-10 rezoning is generally CONSISTENT with the Comprehensive Plan because the proposed density is in line with the residential housing densities outlined for General Residential areas, and the proposal is also consistent with the existing development pattern of the surrounding area.

STAFF RECOMMENDATION

Staff recommends approval of the proposal and suggests the following motion:

I move to **APPROVE** the proposed rezoning to a Conditional R-10 district. I find it to be **CONSISTENT** with the purposes and intent of the Comprehensive Plan because the proposed density is in line with the residential housing densities outlined for General Residential areas. I also find **APPROVAL** of the rezoning request is reasonable and in the public interest because the proposal is also consistent with the existing development pattern of the surrounding area.

Alternative Motion for Denial

I move to **DENY** the proposed rezoning to a Conditional R-10 district. While I find it to be **CONSISTENT** with the purposes and intent of the Comprehensive Plan because the proposed density is in line with the residential housing densities outlined for General Residential areas, I find **DENIAL** of the rezoning request is reasonable and in the public interest because the proposal is not consistent with the existing development pattern of the surrounding area and will adversely impact the adjacent neighborhoods.