



**STAFF REPORT**  
**REZONING CASE# - ZNG-004-22**  
**Planning Board Meeting: 4-19-2022**

**Address: 4271 Legion Road**

**ZONING REQUEST      R10/R7.5 Single Family to C2(P) Planned Service and Retail**

The applicant is requesting to rezone 0.69 acres of land located at 4271 Legion Road from the R10/R7.5 Single Family Residential district to the C2(P) Planned Service and Retail district. The subject property fronts approximately 135 feet along the south side of Legion Road with roughly 184+/- feet of lot depth. The vacant site is adjacent to the existing Coffman Commons commercial development located to the immediate northeast and is also owned by the same owner of the commercial complex. There is an existing access road to the southwest of the property in questions that provides access to Southview Middle School which is located to the southeast. A considerably large portion of the area to the immediate southeast is heavily wooded and vacant. Although the request is considered a straight rezoning, the application indicates that the proposed use is a quick service automobile and tire change establishment. The applicant would still be required to obtain the approval of a site plan application in order for the overall project to be facilitated through Hope Mills Zoning Ordinance. The location of the subject property is illustrated in Exhibit "A".

**SUBJECT PROPERTY INFORMATION**

**OWNER/APPLICANT:**

Will Swaringen (agent) on behalf of David L. Coffman (owner)

**ADDRESS/LOCATION:** 4271 Legion Road;  
REID #: 0424082358000. Refer to Exhibit "A".

**SIZE:**

As stated above, the subject property is 0.69 acres in size with approximately 135 feet of frontage along Legion Road and 184+/- feet of lot depth.

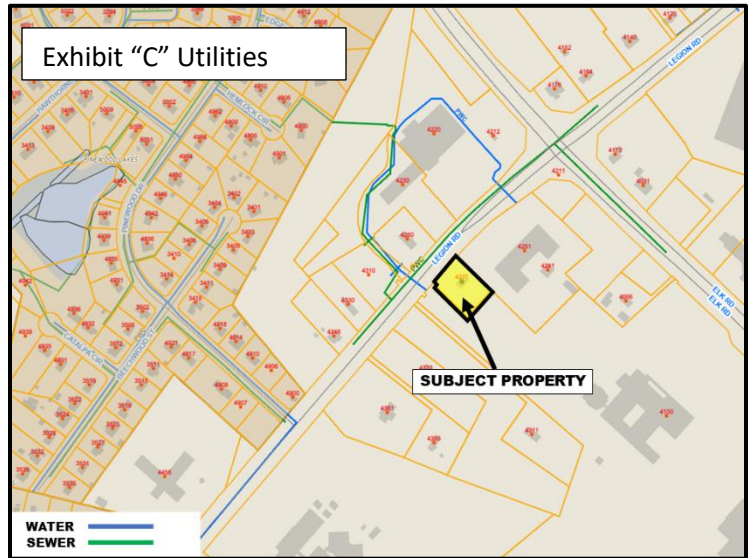
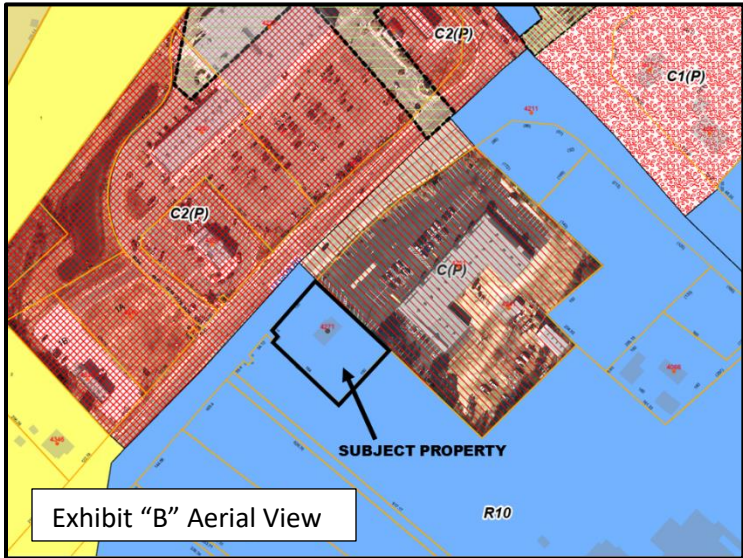
**EXISTING ZONING:** The area to the immediate northeast is an established commercial node developed under the C(P) Planned Commercial district. There is a well-established commercial development to the north of the subject property developed under the C2(P) Planned Service and Retail district. The area to the immediate west and southwest is designated under the R10 single family district. The requested zoning district C2(P) is defined and primarily suited for uses that provide convenience services and goods for the immediate neighborhood. Site plan approval is a requirement for development proposed within this district.

**EXISTING LAND USE:** The subject property is currently vacant.



**SURROUNDING ZONING AND LAND USE:** The commercially zoned properties to the immediate north are developed with an existing shopping center with a small commercial strip development to the immediate east. The immediate west and southwest is developed with a school and residential uses. Refer to Exhibit “B” for zoning and surrounding land uses.

**OTHER SITE CHARACTERISTICS:** Exhibit “C” provides the location of water and sewer availability and also confirms that the site is not located in a watershed or Special Flood Hazard Area.



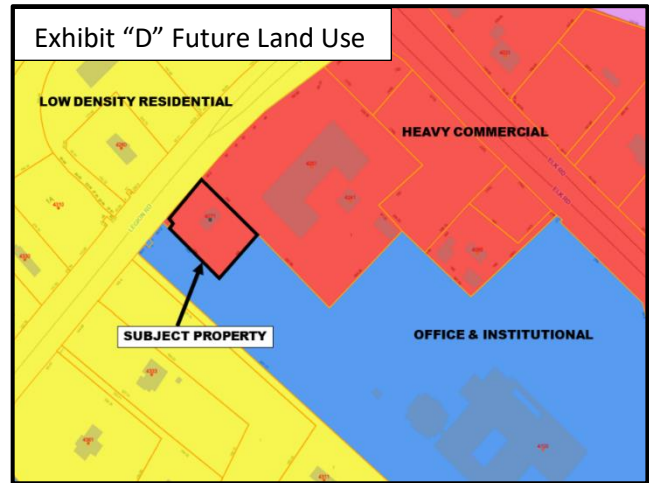
**DEVELOPMENT REVIEW:** Prior to the application of a zoning and/or building permit, site plan approval will be required and will be heard by the Hope Mills Board of Commissioners.

**DIMENSIONAL PROVISIONS TIED TO THE REQUEST:**

MINIMUM STANDARD	EXISTING ZONING	PROPOSED ZONING
Front Yard Setback	30 feet	50 (from R/W line)
Side Yard Setback	10 feet	30 feet
Rear Yard Setback	35 feet	30 feet
Lot Area	7,500	N/A
Lot Width	75	N/A

**COMPREHENSIVE DEVELOPMENT PLANS:**

This site is located within the Southwest Cumberland Land Use Plan (2013) and is designated as “Heavy Commercial”. The commercial designation in the land use plan provides for the shopping needs of the immediate neighborhood, community, region and the traveling public. Strip commercial areas are also recommended along major roads to include Legion Road. Applicable districts include C2(P). The request is consistent with the land use plan. Please refer to Exhibit D for additional information.



**IMPACTS ON AREA FACILITIES**

**TRAFFIC:** FAMPO provided the following comment: The subject property sits on Legion Road and is identified as a major arterial in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned and the subject property will have no significant impact on the Transportation Improvement Program. In addition, Legion Road has a 2020 AADT of 12,000 and a road capacity of 38,100. Due to lack of data and the small scale, the new zoning request does not demand a trip generation. The new development should not generate enough traffic to significantly impact Legion Road.

**UTILITIES:** The property will be served by PWC water and sewer.

**ECONOMIC DEVELOPMENT:** Fayetteville Cumberland Economic Development Corporation has reviewed the request and reported no objections.

**PLAN REVIEW COMMENTS:** The Town of Hope Mills Plan Review team has no objections to this request.

**SPECIAL OVERLAY DISTRICTS:** The subject property is located within the Airport Overlay District but not the Five-Mile radius of Fort Bragg or any Historic Overlay District.

**CODE DEVIATIONS:** None requested as this is a straight rezoning.

**CONDITIONS:** Conditions of approval will apply at site plan review approval.

**STAFF RECOMMENDATION**

In ZNG-004-22, the Town of Hope Mills Planning staff **recommends approval** of the rezoning request from R10 Residential to C2(P) Planned Service and Retail district and finds the request consistent with the Southwest Cumberland Land Use Plan (2013) designation of “Heavy Commercial” as strip commercial areas are recommended along Legion Road and the site has access to public water and sewer. Approval of the request is reasonable and in the public interest as the district requested is in harmony with surrounding existing uses and zoning as this node is transitioning into a commercial hub as road improvements and surrounding commercial development is completed.