



STAFF REPORT

REZONING CASE# - ZNG-003-22

Planning Board Meeting: 4-19-2022

Address: Southeast quadrant of intersection of Cameron Rd & S Main St

ZONING REQUEST C1(P) to C1(P)/CZ for all allowed C1(P) uses/reduced setbacks

This is a request for rezoning of four parcels located at the southeastern quadrant of the intersection of Cameron Road and South Main Street from C1(P) Planned Local Business to C1(P) Planned Local Business District/CZ Conditional Zoning for all allowed C1(P) uses and requested reduced setbacks. This request would provide relief to a non-residential development, as the totality of the four parcels is surrounded by right-of-way and would be required to observe front setbacks on all four sides. The applicant is requesting to reduce the front yard setback to 15 feet along two of the rights-of-way to provide a more practical building envelope for development. The applicant is also requesting to not be required to install a sidewalk along Honeycutt Avenue. The location of the subject property is illustrated in Exhibit "A".

SUBJECT PROPERTY INFORMATION

OWNER/APPLICANT:

James A. Davis Jr on behalf of himself and Davis Family Trust & Sonja Taylor on behalf of Franklin D. Taylor heirs (owners) and Thomas Lloyd (agent)

ADDRESS/LOCATION: Southeast quadrant of intersection of SR 1131 (Cameron Road) & NC 59 (S Main Street); REID #s: 0414628483000, 0414629313000, 0414720427000 & 0414720357000. Refer to Exhibit "A".

SIZE:

Four parcels totaling 1.22+/- acres. The subject properties have approximately 210 feet of frontage along Cameron Road, 121 feet along S Main St, 283 feet along Honeycutt Avenue, and 219.10 feet along Stone Street.

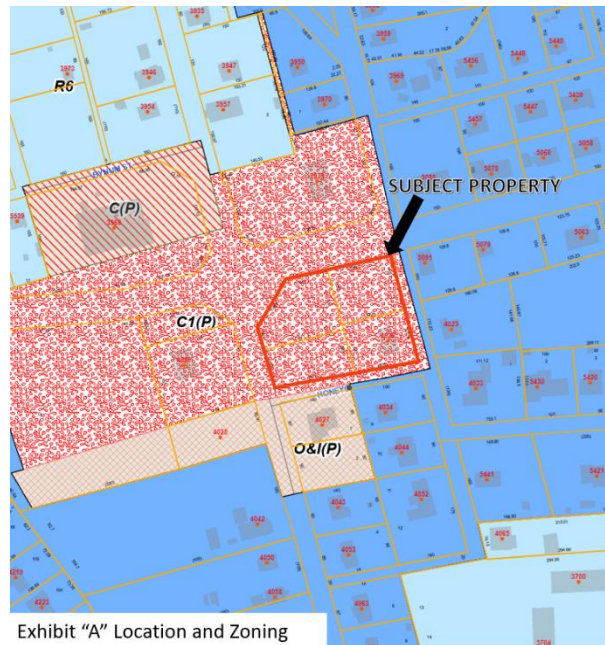


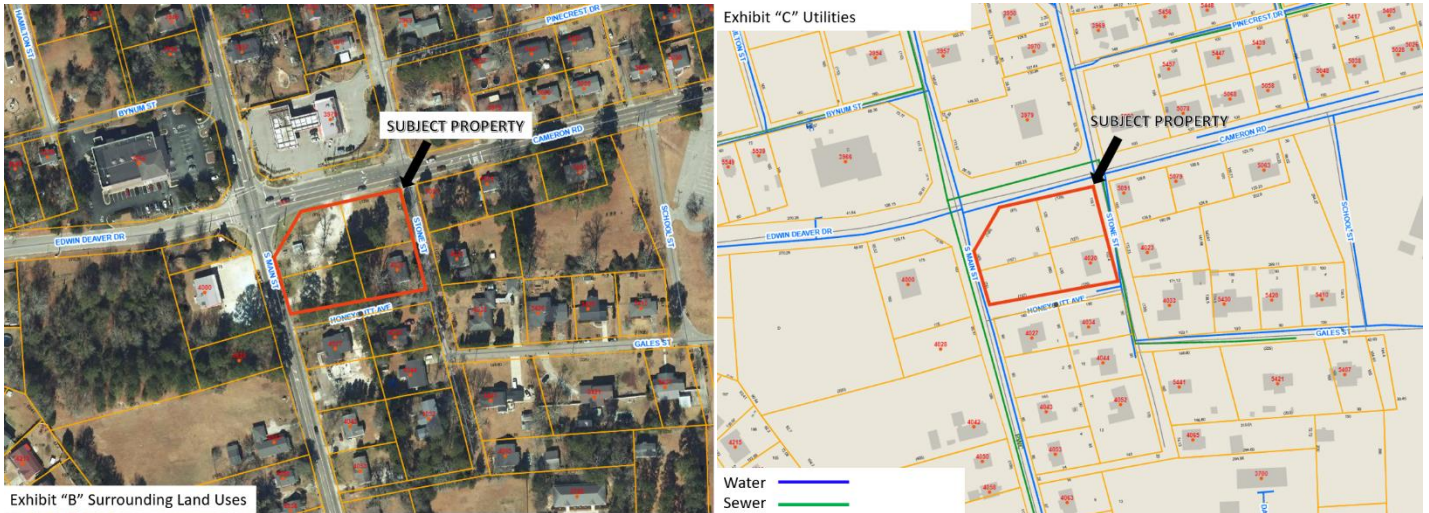
Exhibit "A" Location and Zoning

EXISTING ZONING: The properties are currently zoned C1(P) Planned Local Business. This district is designed to cater to the ordinary shopping needs of the immediate neighborhood with emphasis on convenience goods. This district is generally surrounded by residential areas. Site plan approval is a requirement for development proposed within the district.

EXISTING LAND USE: Three of the parcels are currently vacant. The fourth parcel (REID 0414720357000) is currently a single-family dwelling.

SURROUNDING ZONING AND LAND USE: The immediate surrounding zoning is comprised of C1(P) Planned Local Business to the north and west, R10 Residential to the east and south, and O&I(P) to the south. The surrounding land uses include a drugstore, gas station, single-family residential dwellings, vacant commercial property and a daycare facility. Refer to Exhibit “B” for aerial view of 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. A recombination plat will also be required as part of the site plan approval process.

DIMENSIONAL PROVISIONS TIED TO THE REQUEST:

MINIMUM STANDARD	EXISTING ZONING	PROPOSED ZONING
Front Yard Setback	45 feet	45 & 15 feet where shown
Side Yard Setback	15 feet	15 feet
Rear Yard Setback	20 feet	20 feet
Lot Area	N/A	N/A
Lot Width	N/A	N/A

COMPREHENSIVE DEVELOPMENT PLANS:

This site is located within the Southwest Cumberland Land Use Plan (2013) and is designated as “Mixed Use Development” and “Low Density Residential”. The “Mixed Use Development” classification allows for a mixture of Residential, office/institutional and generally light commercial uses. The “Low Density Residential” classification allows for residential uses with a density of 2.2 to six units per acre with only stick built homes permitted. This request is not fully compliant with the adopted Southwest Cumberland Land Use Plan. Please refer to Exhibit D for additional information.



IMPACTS ON AREA FACILITIES

TRAFFIC: FAMPO provided the following comment: Cameron Road is identified as a minor arterial and S Main Street is identified as a principal arterial in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned and the request will have no significant impact on the Transportation Improvement Program. Cameron Road has a 2020 AADT of 6,000 and a road capacity of 10,500. The new development should not generate enough traffic to significantly impact Cameron Road. S Main St has a 2020 AADT of 15,000 and a road capacity of 12,700. S Main St is over capacity by 2,300 trips. The new development will generate enough traffic to significantly impact S Main St because is it currently over capacity at its existing AADT.

UTILITIES: The properties 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 properties are not located within the Airport Overlay District, Five-Mile radius of Fort Bragg or Historic Overlay District.

CODE DEVIATIONS: This request includes the reduction of two front yard setbacks from the 45 foot requirement to 15 foot. It also includes relief from the installation of a sidewalk along Honeycutt Avenue.

CONDITIONS: Please see attached draft ordinance related conditions. Additional conditions will apply at the time site plan approval is processed.

STAFF RECOMMENDATION

In ZNG-003-22, the Town of Hope Mills Planning staff **recommends approval** of the rezoning from C1(P) Planned Local Business to C1(P) Planned Local Business/CZ Conditional zoning for all allowed C1(P) uses and requested reduced setbacks and finds:

- a. The approval is an amendment to the adopted Southwest Cumberland Land Use Plan (2013) map; and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request;
- b. The following change in conditions was considered in amending the zoning ordinance (zoning map) to meet the development needs of the community: the recombination of these parcels will provide a more practical parcel for the development of a nonresidential use that will have sufficient space for vehicular/pedestrian movement and parking. C1(P) also allows for generally light commercial uses which is what the "Mixed Use Development" desires;
- c. And this rezoning approval is reasonable and in the public interest because the site is located at a heavily trafficked intersection and the district requested is in harmony with surrounding zoning and existing land uses along S. Main Street corridor.