



STAFF REPORT

REZONING CASE# - ZNG-002-22

Planning Board Meeting: 4-19-2022

Address: South side of Rockfish Rd, North and East of Moulder Street

ZONING REQUEST

C(P), C1(P), R6 & PND to C(P)/CZ for veterinarian office

This is a request for rezoning of eight parcels located on the south side of Rockfish Road, on the north and east sides of Moulder Street from C(P) Planned Commercial, C1(P) Planned Local Business, R6 Residential and PND Planned Neighborhood District to C(P) Planned Commercial/CZ Conditional Zoning for a veterinarian office. The applicant is requesting to reduce one setback from 50 feet to 20 feet on the rear of the site at Moulder Street and one side setback from 30 feet to 15 feet as indicated on the submitted site plan. The applicant is also requesting to not be required to install a sidewalk along Moulder Street and Johnson Street. The location of the subject property is illustrated in Exhibit "A".

SUBJECT PROPERTY INFORMATION

OWNER/APPLICANT:

Kent & Julia Dean on behalf of Kent & Julia Dean Properties, LLC (owner) and Michael Blakley on behalf of Drafting and Design Services, Inc. (agent)

ADDRESS/LOCATION: South side of SR 1112 (Rockfish Road), north and east of Moulder Street; REID #s: 0414348907000, 0414359061000, 0414451059000, 0414452211000, 0414440729000, 0414441803000, 0414441887000 & 0414442961000. Refer to Exhibit "A".

SIZE:

Eight parcels totaling 5.21+/- acres. The subject properties have approximately 732 feet of frontage along Rockfish Road, 236 feet along Johnson Street and 725 feet along Moulder Street.

EXISTING ZONING: The properties are currently zoned C(P) Planned Commercial, C1(P) Planned Local Business, R6 Residential and PND Planned Neighborhood District. These districts are designed to cater to the ordinary shopping needs of the immediate neighborhood with emphasis on convenience goods and for single-family residential development. Site plan approval is a requirement for the non-residential planned districts.

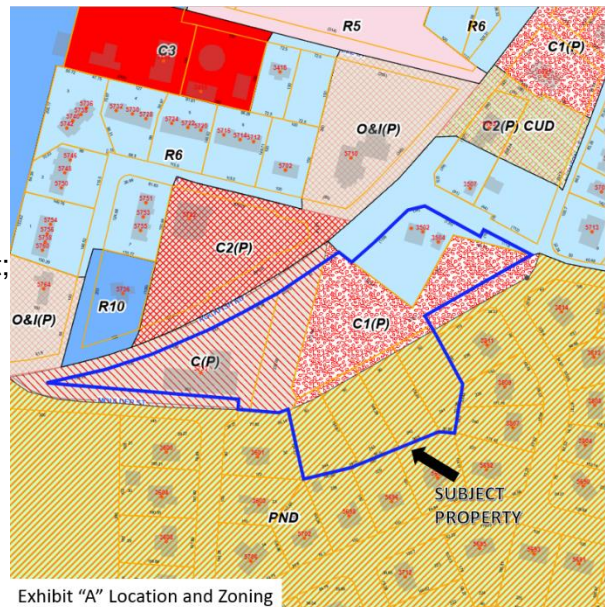
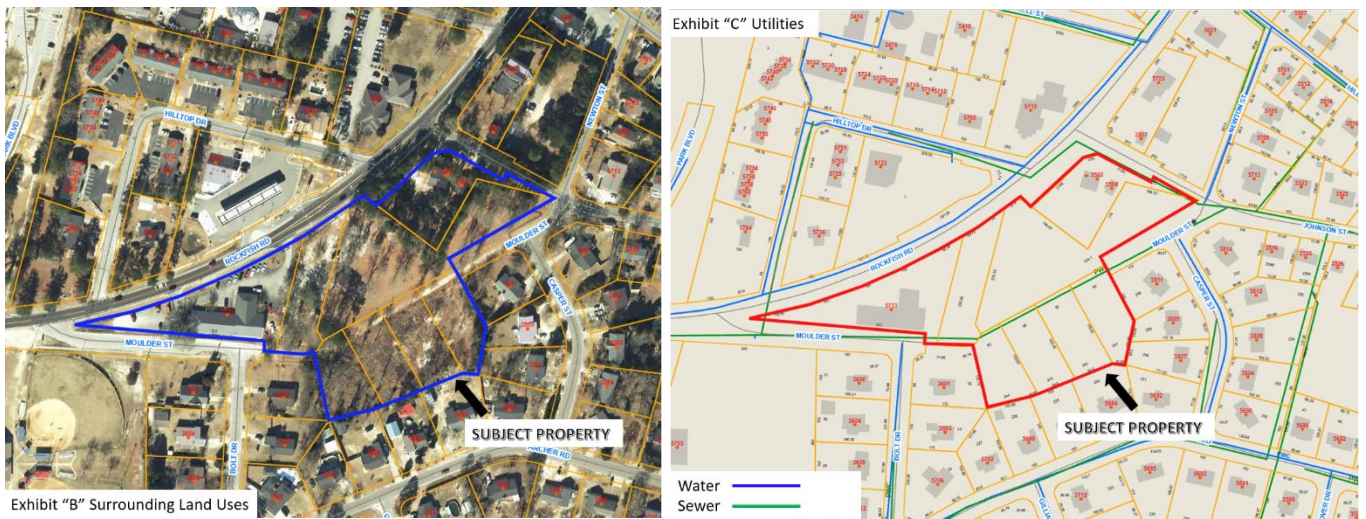


Exhibit "A" Location and Zoning

EXISTING LAND USE: One parcel is developed with the existing Southern Oaks Animal Hospital. One parcel is developed with residential dwellings. The remaining parcels are currently vacant.

SURROUNDING ZONING AND LAND USE: The immediate surrounding zoning is comprised of PND Planned Neighborhood District to the south and west, R6 Residential to the east, and O&I(P), R10 and C2(P) to the north along Rockfish Road. The surrounding land uses include a church, gas station, residential dwellings, a retail boutique and a dental office. 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.



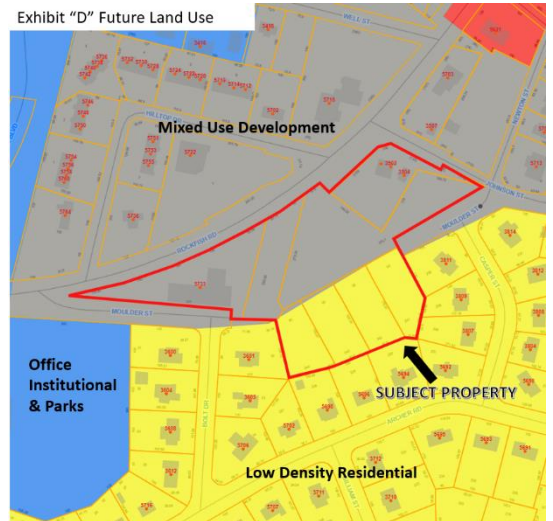
DEVELOPMENT REVIEW: The applicant has provided a detailed site plan for site plan approval as part of the conditional rezoning. All draft ordinance related conditions as submitted in the board packet will apply.

DIMENSIONAL PROVISIONS TIED TO THE REQUEST:

MINIMUM STANDARD	EXISTING ZONING	PROPOSED ZONING
Front Yard Setback	50 feet	50 & 20 feet where shown
Side Yard Setback	30 feet	30 & 15 feet where shown
Rear Yard Setback	30 feet	30 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 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: Rockfish Road is identified as a minor arterial in the Metropolitan Transportation Plan. Rockfish Road is identified in the Transportation Improvement Program as U-7409, a widening project on Rockfish Road from Golfview Rd to Main Street. Right-of-way is scheduled for FY 2022 and construction for FY 2023. Rockfish Road has a AADT 2020 of 9,900 and a road capacity of 10,500. After road improvements, the future road capacity is projected to be 28,100. The new development should not generate enough traffic to significantly impact Rockfish Road with the planned roadway improvements.

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 setbacks as indicated on the site plan. It also includes relief from the installation of a sidewalk along Johnson Street and Moulder Street as discussed with Town staff, however the applicant will place a sidewalk along Bolt Drive as it is extended to Rockfish Road as part of the widening project.

CONDITIONS: Please see attached draft ordinance related conditions.

STAFF RECOMMENDATION

In ZNG-002-22, the Town of Hope Mills Planning staff **recommends approval** of the rezoning from C(P) Planned Commercial, C1(P) Planned Local Business, R6 Residential and PND Planned Neighborhood District to C(P) Planned Commercial/CZ Conditional zoning for a veterinarian office 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: a portion of the parcels that are part of the request currently operate as the requested use, a road widening project is requiring the use be redeveloped, and the parcels have access to public water and sewer;
- c. And this rezoning approval is reasonable and in the public interest because the site is being conditionally zoned to limit the impact to surrounding properties to place it more in harmony with the surrounding zoning and uses while providing adequate buffering and space for vehicular/pedestrian movement.