



STAFF REPORT

REZONING CASE# - ZNG-006-22

Planning Board Meeting: 5-17-2022

Hope Mills Board of Commissioners: 6-20-22

Address: West of Elk Park Dr, on south side of N Main St, north of Hunting Ridge Rd

ZONING REQUEST

R6A to R5A

This is a request for rezoning of one parcel located west of Elk Park Drive, on the south side of N Main Street behind the existing Walmart Supercenter from R6A Residential to R5A Residential. This request would increase the allowed density from 1 lot/unit per 6,000 square feet to 1 lot/unit per 5,000 square feet. The location of the subject property is illustrated in Exhibit "A".

SUBJECT PROPERTY INFORMATION

OWNER/APPLICANT:

Rodney Sherrill on behalf of Elk Park Development, LLC (owner)

ADDRESS/LOCATION: West of Elk Park Drive, South side of NC 59 (N Main Street), north of Hunting Ridge Road; REID #: 0414063928000 Refer to Exhibit "A".

SIZE:

One parcel totaling 14.87+/- acres. The subject property is accessed by a 35-foot wide private street known as Elk Park Drive.

EXISTING ZONING: The property is currently zoned R6A Residential. This district is designed for a mix of single- and multi-family dwellings including the use of manufactured homes and manufactured home parks.

EXISTING LAND USE: The parcels is currently vacant. The site was a former manufactured home park.

SURROUNDING ZONING AND LAND USE: The immediate surrounding zoning is comprised of C(P) Planned Commercial to the north and east, R10 Residential to the south and west, and some R6A in the surrounding area as well. The surrounding land uses include a hardware retail store, grocery store, single family and multi-family residential. Refer to Exhibit "B" for aerial view of surrounding land uses.

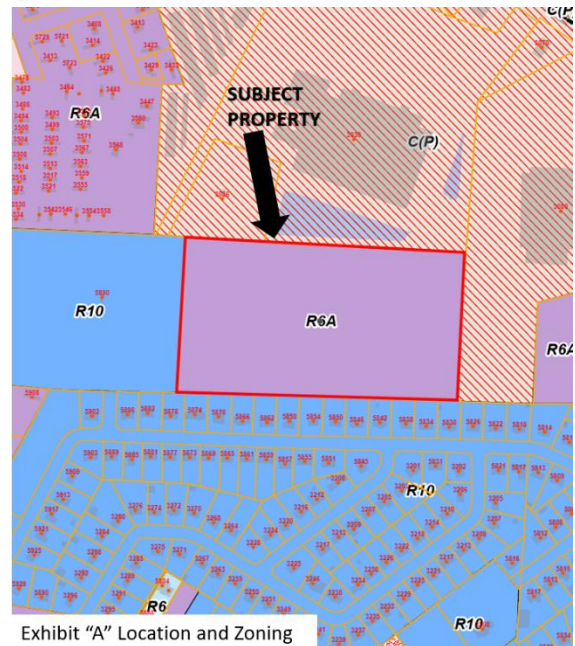
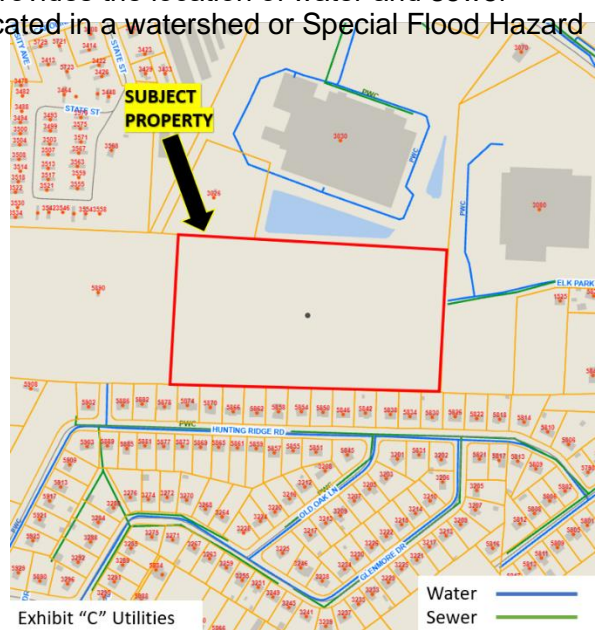


Exhibit "A" Location and Zoning

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.



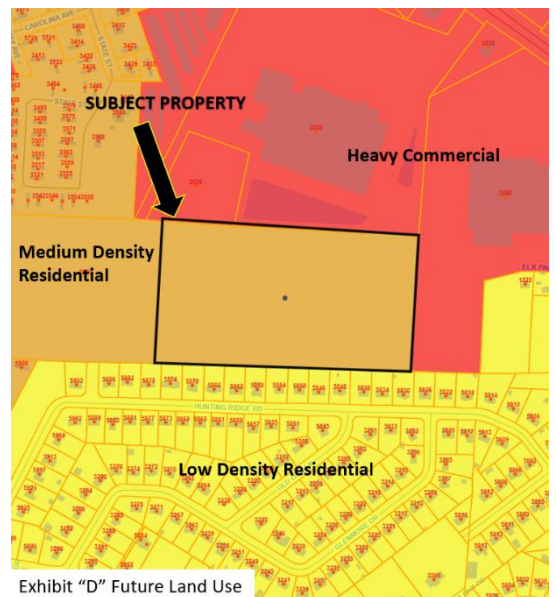
DEVELOPMENT REVIEW: Prior to the application of a zoning and/or building permit, subdivision, site plan or group development approval will be required and will be heard by the Hope Mills Board of Commissioners.

DIMENSIONAL PROVISIONS TIED TO THE REQUEST:

MINIMUM STANDARD	EXISTING ZONING	PROPOSED ZONING
Front Yard Setback	25 feet	25 feet
Side Yard Setback	10 feet	10 feet
Rear Yard Setback	30 feet	30 feet
Lot Area	6000 square feet	5000 square feet
Lot Width	60 feet	60 feet
Allowable Density	160+/- units	257+/- units

COMPREHENSIVE DEVELOPMENT PLANS:

This site is located within the Southwest Cumberland Land Use Plan (2013) and is designated as “Medium Density Residential”. The “Medium Density Residential” classification allows for residential uses with a density of greater than 6 but less than 15 units/acre. It includes multi-family residential as well. Applicable districts are R6 and R5A. This request is consistent with the adopted Southwest Cumberland Land Use Plan. Please refer to Exhibit D for additional information.



IMPACTS ON AREA FACILITIES

TRAFFIC: Comments were requested from FAMPO. None received.

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

CODE DEVIATIONS: This request is a conventional rezoning and does not include any code deviations at this time.

CONDITIONS: Development conditions will apply at the time a development review is processed.

STAFF RECOMMENDATION

In ZNG-006-22, the Town of Hope Mills Planning staff **recommends denial** of the rezoning from R6A Residential to R5A Residential although the staff finds the request consistent with the Southwest Cumberland Land Use Plan (2013) designation of "Medium Density Residential" as the R5A Residential district allows the desired density of greater than 6 but less than 15 units/acre. Denial of the request is reasonable and in the public interest as the request would increase the number of units and traffic impact to adjacent property as well as a heavily trafficked intersection at Butler and N Main Street.