

Jackie Warner
Mayor

Scott W. Meszaros
Town Manager



Kenjuana McCray
Mayor Pro-Tem

Chancer F. McLaughlin
Director

PUBLIC HEARING AGENDA ITEMS

The following cases will be heard by the Cumberland County Joint Planning Board on March 15, 2022. The Joint Planning Board meeting will be held at 6:00pm at the Historic Cumberland County Courthouse at 130 Gillespie Street.

REZONING CASES

CASE#: ZNG-001-22 - Initial zoning of 0.75+/- ac to R7.5 or more restrictive zoning. Property located at 4465 Calico St. REID 0424220129000. Owner: Scott Meszaros.



STAFF REPORT
REZONING CASE# - ZNG-01-22
Planning Board Meeting:

Address: 4465 Calico Street

ZONING REQUEST **Initial Zoning from County R7.5 to Town R7.5**

Applicant request as initial zoning from the county R7.5 (Single Family) to the Town of Hope Mills R7.5 Single Family District for one parcel of land approximately 0.75 acres in size located at 4465 Calico Street. Land use policy objectives for the requested district focus on future residential development that promotes measures to stabilize and maintain existing residential neighborhoods in a manner that improves the quality of life. The R7.5 district is defined as having a density of 2.2 units to 6 units/acre and is classified under the Low Density Residential Land Use designation. This initial zoning request was initiated by the Town of Hope Mills due to the subject property being approved for annexation by the Hope Mills Board of Commissioners on November 15, 2021 under Resolution R2021-24. Under NC General Statutes, after annexation a municipality must assign a viable zoning district to the subject property. The location of the subject property is illustrated in Exhibit "A".

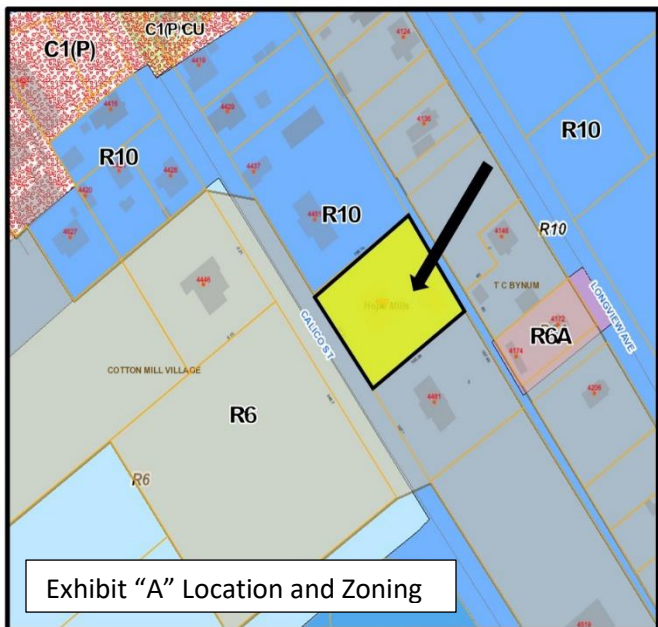
SUBJECT PROPERTY INFORMATION

OWNER/APPLICANT:
Town of Hope Mills (agent) on behalf of Scott Meszaros (owner).

ADDRESS: Located at 4465 Calico Street.
Refer to Exhibit "A", Site Location. PIN#: 0424-22-0129

SIZE/LOCATION:
0.75 +/- acres within one parcel. The subject property has approximately 167.7 feet of frontage along the north side of Calico Street. The property also has approximately 192.9 feet of lot depth.

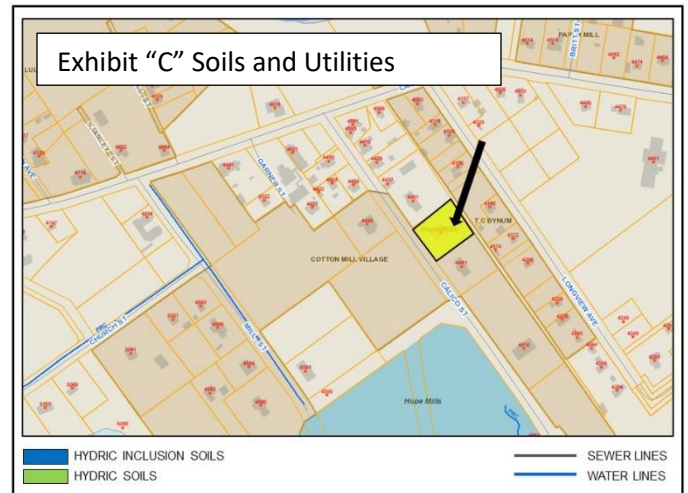
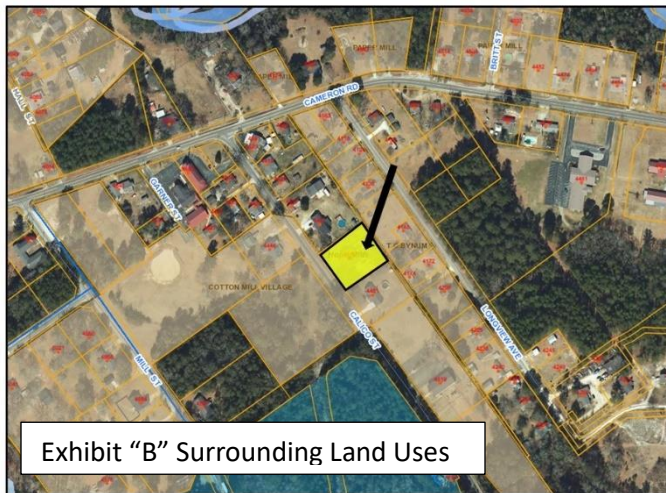
EXISTING ZONING: Prior to annexation, the property existed in the Hope Mills Municipal Influence Area (MIA) zoned under the R7.5 Single Family Residential District. As indicated above the R7.5 District focuses on future residential development that promotes measures to stabilize and maintain existing residential neighborhoods in a manner that improves the quality of life. Planning for residential development in these districts involves determining a residential developments relationship with other land uses and various densities while encouraging the facilitation of new housing stock.



EXISTING LAND USE: The subject property is developed with an existing single-family residence.

SURROUNDING ZONING AND LAND USE: The immediate surrounding zoning is comprised of the R7.5(R10) single family district to the north, the R6A single family district to the east, the R6 single family district to the south, and the R7.5(R10) district to the west and northwest. As it relates to land use, the parcels to the immediate north and south are developed with single family residences with a large vacant parcel located across the street from the subject property. There is also a large church complex to the northwest and a large vacant wooded area to the south. Refer to Exhibit “B” for more information on 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 area or a flood zone. The subject property is not located in a Special Flood Area and there are no hydric or hydric inclusion soils located on site.



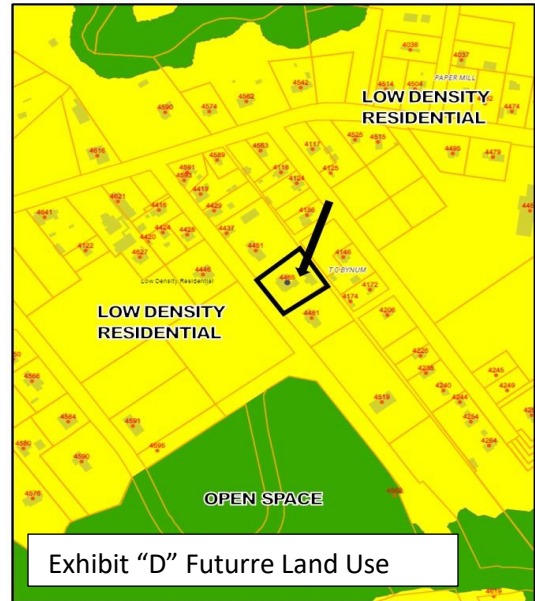
DEVELOPMENT REVIEW: As this is an annexation of a property that is developed with an occupied existing single family residence staff does not anticipate any further development of this parcel of land.

DIMENSIONAL PROVISIONS TIED TO THE REQUEST:

MINIMUM STANDARD	EXISTING ZONING	PROPOSED ZONING
Front Yard Setback	30 feet	30 feet
Side Yard Setback	10 feet	10 feet
Rear Yard Setback	35 feet	35 feet
Lot Area	7,500	7,500
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 Low Density Residential which contemplates residential uses with direct access to public water and sewer, public streets, and devoid of hydric soils. Open space designations are geared towards the protection of environmentally sensitive areas, wetlands, and watersheds. The low-density residential land use designation is primarily meant for development under the R7.5 and R15 district with open space slated for conservation districts. This request is compliant with the adopted Southwest Cumberland Land Use Plan. Please refer to Exhibit D for additional Information.



IMPACTS ON AREA FACILITIES

TRAFFIC: The subject property is located off of Calico Street which is a minor collector not maintained by the Town of Hope Mills. There are no major roadway improvements scheduled for this area that would negatively impact this request. Due to the nature of this request, staff does not anticipate the need for a trip generation or enough traffic to significantly impact the capacity of Calico Street.

UTILITIES: The property is not currently serviced with PWC water or sewer.

ECONOMIC DEVELOPMENT: There is no impact from a perspective of Economic Development.

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

SPECIAL OVERLAY DISTRICTS: The subject property is not located within five miles of Fort Bragg, however the rear portion of the site is located within the Fayetteville Regional Airport Overlay District. As this request is not tied to any proposed construction, staff does not anticipate any issues.

CODE DEVIATIONS: No deviations have been identified with this request.

CONDITIONS: As this is an initial zoning request that is not tied to any new construction, there are no conditions at this time.

STAFF RECOMMENDATION

In ZNG-001-22, the Town of Hope Mills Planning staff **recommends approval** of the initial zoning request from County R7.5 to Town R7.5 and finds that the approval is consistent with the adopted current Southwest Cumberland Land Use Plan of "Low Density Residential" and that recommending approval of the request is reasonable and in the public interest because the site is developed with an existing single family residence that does not proposed any new construction that would disrupt the harmony of the established residential development in the surrounding area.