



STAFF REPORT

REZONING CASE# - ZNG-005-22

Cumberland County Planning Board: 5-17-2022

Hope Mills Board of Commissioners: 6-20-22

Address: South side of Camden Rd, west of intersection with Wipperwill Drive

ZONING REQUEST

Initial to R7.5 and C1(P) [0.73 ac of 52.94 ac will be C1(P)]

This is a request for initial zoning of three parcels located on the south side of Camden Road, west of the intersection with Wipperwill Drive to R7.5 Residential and C1(P) Planned Local Business District. The properties were annexed into the town limits on March 21, 2022. When property is annexed into town limits, the town is required by state statute to assign a zoning district to the newly annexed area. The applicant is requesting that a 0.73-acre portion of the 52.94 annexed acreage be assigned the C1(P) district to facilitate a nonresidential use at the entrance of a future single-family subdivision. The location of the subject property is illustrated in Exhibit "A".

SUBJECT PROPERTY INFORMATION

OWNER/APPLICANT:

Stephen G. Terry on behalf of Barbara M. Johnson heirs (owner) and Trae Livick on behalf of McKim & Creed, Inc. (agent)

ADDRESS/LOCATION: South side of Camden Road, west of intersection with Wipperwill Drive; REID #s: 0404048665000, 0404059166000 & 9494961873000. Refer to Exhibit "A".

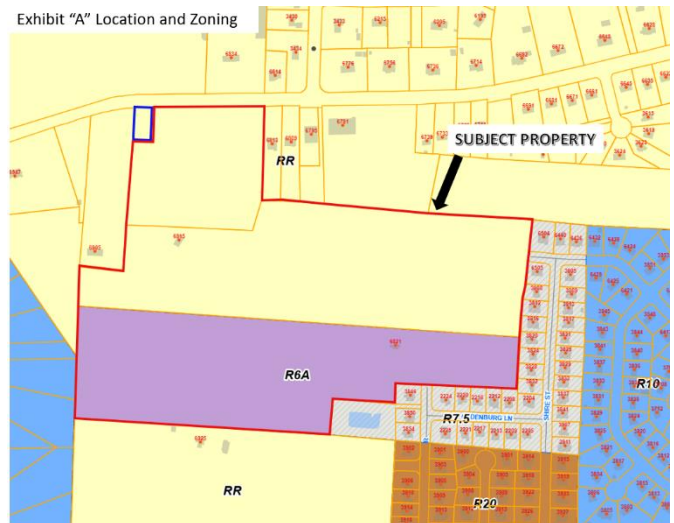
SIZE:

Three parcels totaling 52.94+/- acres. The subject properties have approximately 620 feet of frontage along Camden Road.

EXISTING ZONING: The properties are currently zoned RR Rural Residential and R6A Residential. These districts are designed to provide for residential uses at varying densities, with R6A providing for multi-family dwellings at a higher density.

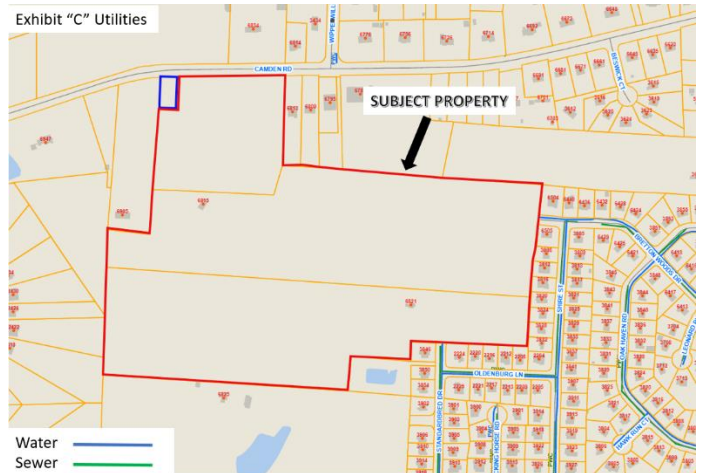
EXISTING LAND USE: The parcels are currently vacant.

SURROUNDING ZONING AND LAND USE: The immediate surrounding zoning is comprised of RR Rural Residential to the north, RR Rural Residential and R10 Residential to the west, R7.5 & R10 Residential to the east and RR Rural Residential and R20 Residential to the south.



The surrounding land uses include single-family residential dwellings, coffee shop, preschool, trade contractor and vacant land. 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.



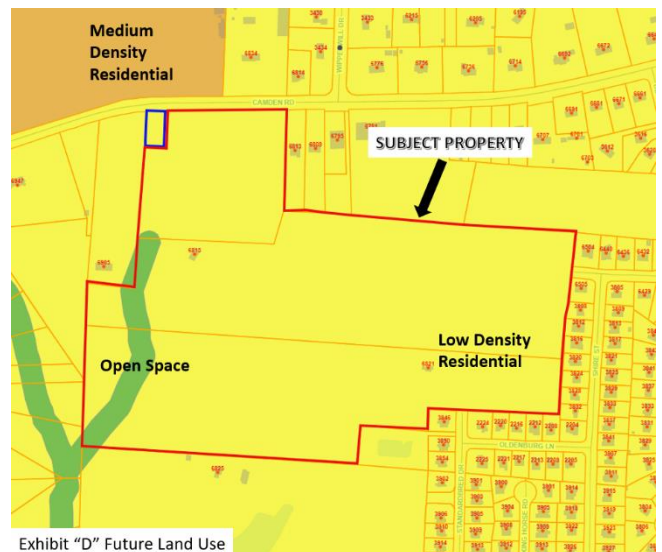
DEVELOPMENT REVIEW: Prior to the application of a zoning and/or building permit, site plan approval will be required and will be heard by the Hope Mills Board of Commissioners for the non-residential area. A subdivision review would be required for the residential area if a single-family residential development is desired.

DIMENSIONAL PROVISIONS TIED TO THE REQUEST:

MINIMUM STANDARD	EXISTING ZONING		PROPOSED ZONING	
	RR	R6A	R7.5	C1(P)
Front Yard Setback	30 feet	25 feet	30 feet	45 feet
Side Yard Setback	15 feet	10 feet	10 feet	15 feet
Rear Yard Setback	35 feet	30 feet	35 feet	20 feet
Lot Area	20,000 sq ft	6,000 sq ft	7,500 sq ft	N/A
Lot Width	100 feet	60 feet	75 feet	N/A

COMPREHENSIVE DEVELOPMENT PLANS:

This site is located within the Southwest Cumberland Land Use Plan (2013) and is designated as “Open Space” and “Low Density Residential”. 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 mostly consistent 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: Camden Road is identified as a minor arterial in the Metropolitan Transportation Plan. Camden Road is identified in the Transportation Improvement Program as U-3422, a widening project on Camden Road from Proposed Fayetteville Outer Loop to Hope Mills Road (NC 59). Right of way is scheduled for FY 2021 and construction for FY 2024. In addition, Camden Road has a AADT 2020 of 9,300 and road capacity of 10,500. After the road improvements of U-3422, the future road capacity is projected to be 38,100. The new development should not generate enough traffic to significantly impact Camden 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: As this is an initial zoning request, no code deviations are requested.

CONDITIONS: Conditions of approval will apply at the time a development review application is processed.

STAFF RECOMMENDATION

In ZNG-005-22, the Town of Hope Mills Planning staff **recommends approval** of the initial zoning request to R7.5 Residential and C1(P) Planned Local Business and finds:

- a. The approval is an amendment to the adopted Southwest Cumberland Land Use Plan (2013) map for the C1(P) area 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 C1(P) portion of the request is less than an acre of the overall development, will provide for the development of convenient goods and services at the lightest commercial level and is positioned with access to a heavily trafficked road at the forefront of the proposed area.
- c. And this rezoning approval is reasonable and in the public interest because the site has access to public utilities, will allow a density in harmony with existing surrounding zoning and will be in line with existing surrounding uses.