

REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-759

February 12, 2018

APPLICATION SUMMARY

The applicant requests to rezone Tax Parcels 21500063, 21500061, 2150006106 and 2310004110 from R-6000 (High Density Residential) and CLD (Commercial Low Density) to CLD (Commercial Low Density). This rezoning request is conventional therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first class mail.

Location

Holden Beach Road

Tax Parcel(s)

21500063, 21500061, 2150006106
and 2310004110

Current Zoning

R-6000 & CLD

Proposed Zoning

CLD

Surrounding Zoning

R-6000, CLD

Current Use

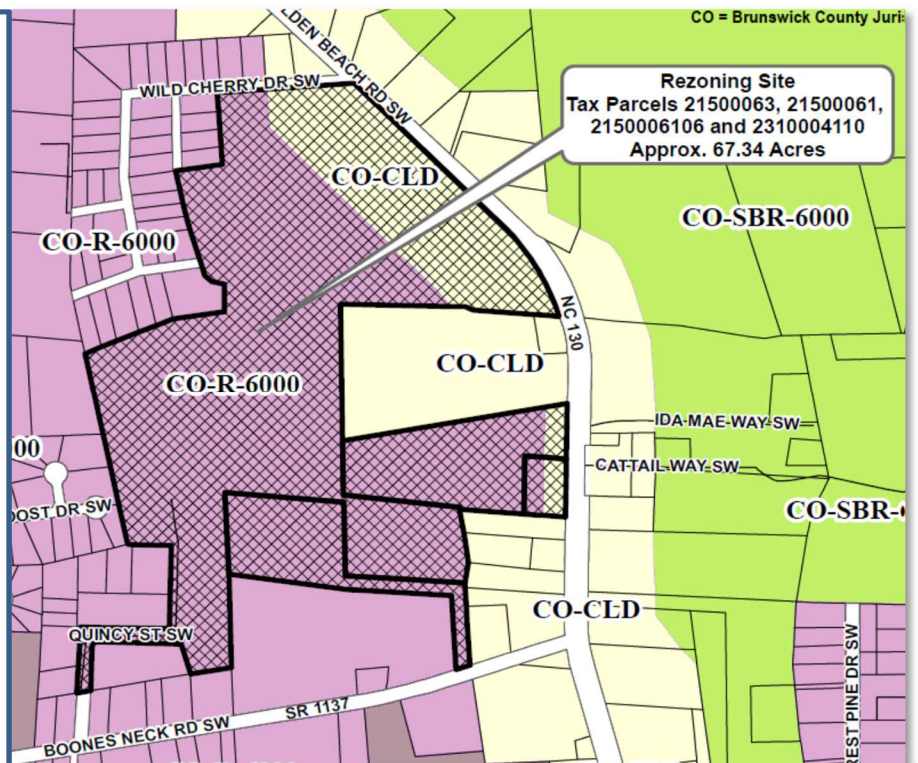
Residential & Vacant Lands

Surrounding Land Uses

Residential, Commercial, Vacant
Lands

Size

67.34 acres



SITE CONSIDERATIONS

Zoning History: There are not any known zoning changes to the rezoning site since introduction of zoning in 1994. One adjacent parcel has experienced a zoning change. Adjacent Tax Parcel 2150006103 to the east was rezoned to CLD as part of Rezoning Case Z-664 on November 1, 2010.

Buffers: If rezoned to CLD, all non-residential uses will require a 0.4 (vacant) or 0.6 (developed) opacity buffer to R-6000 areas. A buffer is not required for non-residential uses zoned CLD unless there is existing residential then a 0.4 opacity buffer will be required.

Traffic: The average annual daily traffic count for this section of Holden Beach Road (NC 130) is 12,000 vehicle trips per day.

Utilities: Water & Sewer is available from Brunswick County along Holden Beach Road. Water & Sewer connection will require developer responsibility to connect to the water and sewer system.

Schools: There are not any vicinity school capacity deficiencies at this time.

CIP Projects in Area: New Town Creek Middle School (FY 2019), West Brunswick Classroom Addition (FY 2019), and Brunswick County Waterway Park (FY 2018 & 2019).

NCDOT Road Improvements in Area: Convert US 17 & NC 211 intersection to interchange (Project U-5932) – Design Phase (Anticipated Construction 2024).

Environmental Impacts:

- Biodiversity & Wildlife Habitat Assessment Score: Small portions of the rezoning site score a 6 or 7 out of 10 due to wetlands classified as substantial.

ANALYSIS

"This District is intended primarily to be used in outlying areas, adjacent to major thoroughfares, with yards and other provisions for reducing conflicts with adjacent residential uses, and with substantial setbacks to reduce marginal friction on adjacent major thoroughfares. Commercial uses in this District will serve the needs of residential neighborhoods for auto-dependent commercial facilities; and serve the needs of highway oriented tourist business."

CAMA Land Use Plan Classification: MDR (Medium Density Residential) and LDR (Low Density Residential).

- Proposed Zoning is not consistent with CAMA Land Use Plan.
- Associated Land Use Plan Amendment (LUM-759):
Request to amend Tax Parcels 21500063, 21500061, 2150006106 and 2310004110 from LDR and MDR to Commercial.

Applicable CAMA Land Use Policies:

- P.16 states that Brunswick County strongly supports commercial nodes, including town or village centers, and the prohibition of strip commercialization.
- P.17 states that Brunswick County encourages/supports commercial development (nodes) at the intersections of major roads consistent with the County's future land use map.
- P.49 states that Brunswick County supports directing more intensive land uses to areas that have existing or planned infrastructure.

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO CLD IN CONJUNCTION WITH A LAND USE PLAN AMENDMENT TO COMMERCIAL FOR TAX PARCELS 21500063, 21500061, 2150006106 AND 2310004110 BASED** upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.