



Agenda Abstract

Department: Planning

Authorizing Signature: _____

Submitting Official: Jason Sullivan

Meeting Date:	January 17, 2012
Subject:	Request by Courtney Hopper and Dana Kadwell dba C and D Events, for a conditional use rezoning on 7.925 acres from R-1 Residential to Conditional Use Regional Business (CU-RB), Parcel No. 5802, located off Pea Ridge Rd., Cape Fear Township.
Action Requested:	See Recommendations
Attachments: (List Individually)	1. Application packet provided prior to the November 21, 2011 public hearing.

Introduction & Background:	<p>A legislative public hearing was held on November 21, 2011. Courtney Hopper and Dana Kadwell were both present and presented their requests. No one else spoke on the issue.</p> <p>The Planning Board reviewed the request at their December 6, 2011 meeting. Comments and/or recommendations can be viewed in bold below.</p>
Discussion & Analysis:	<p>In order for a rezoning to be considered, support from the Land Conservation and Development Plan, hereinafter referred to as the “Plan”, shall be provided. The Plan was adopted in 2001. However, a map has not been adopted to outline where certain types of non-residential uses are guided or encouraged.</p> <p>The Plan encourages the need to sustain the county’s rural character and environmental quality. On page 12, one of the policy objectives is to include housing diversity and affordability in rural areas. The bed and breakfast will provide temporary rental facilities for wedding parties, business travelers, as well as vacationers to the area. This activity also provides a service for lodging as needed to protect tourism and recreation in various parts of the county.</p> <p>Page 31 of the Plan encourages home-based businesses throughout the county. Ms. Hopper and her family also plan on living on-site in a detached single family dwelling.</p>



Agenda Abstract

	<p>The property is approximately 7.9 acres. About two-thirds of this property is not usable for development purposes because of floodable and potential wetland areas. The watershed classification is River Corridor Special Area (RCSA) where up to 36% built upon area on a project by project basis is allowed. In addition, non-residential uses may occupy 50% when approved as a special non-residential intensity allocation (SNIA). This project is proposed to have less than 20% impervious surface.</p> <p>The Planning Board had no issues with this request.</p>
Budgetary Impact:	
Recommendation:	The planning staff and Planning Board (by unanimous vote 11-0) recommend approval of this rezoning request as submitted.