



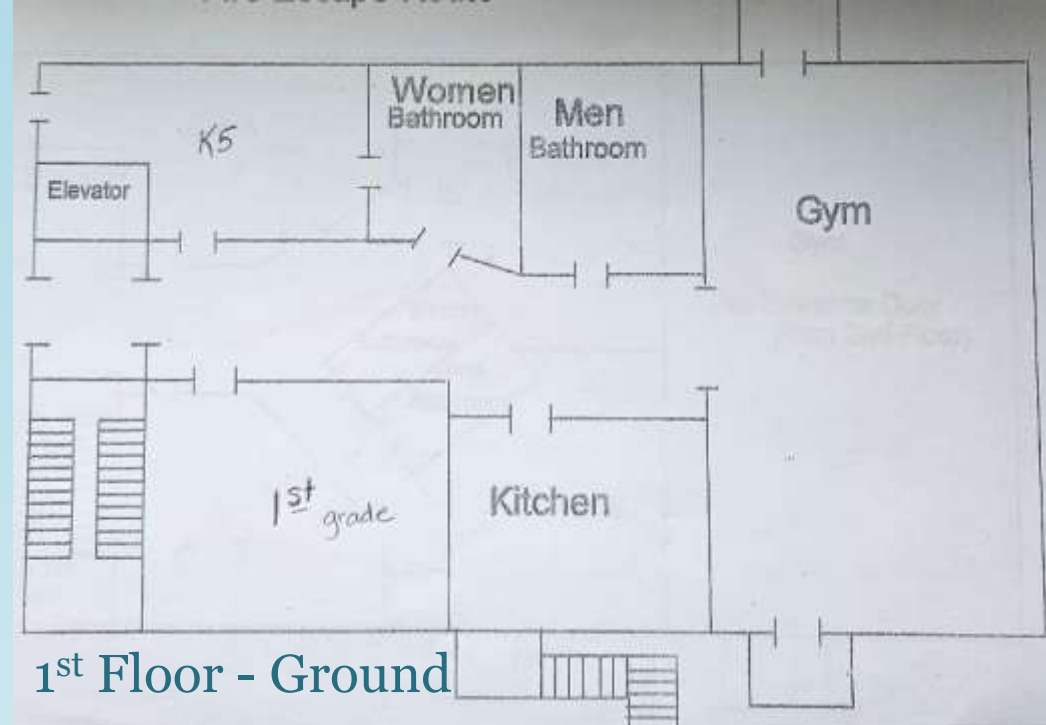
Conditional Zoning to consider a K-5th grade school at 105 Dow Rd. in the R-3 Zoning District

Applicant: Seaside Chapel

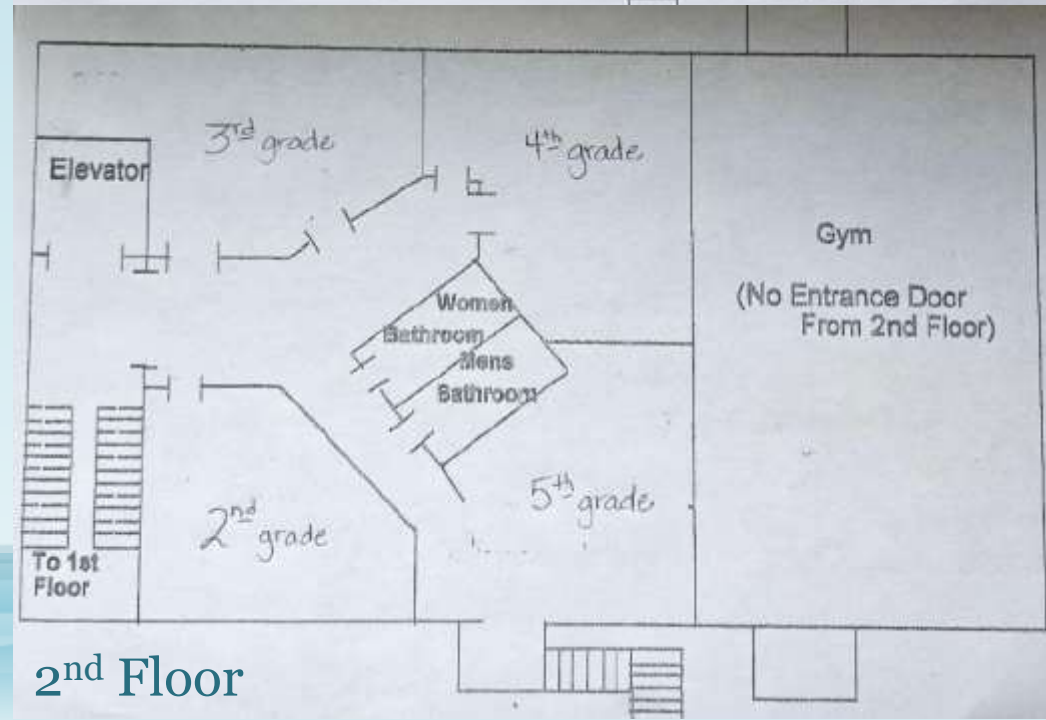
Proposal

Renovate the existing Family Life Center building located at 105 Dow Rd. into a 6-classroom school for K-5th grades. 15 children per grade (90 total). A school requires conditional zoning.

At this time the applicants are only seeking K-5th grade.



1st Floor - Ground



2nd Floor

Surrounding Uses



100 Dow Rd



9 South Dow Road



804 Charlotte Ave.



101 8th St / 716 Hamlet Ave.



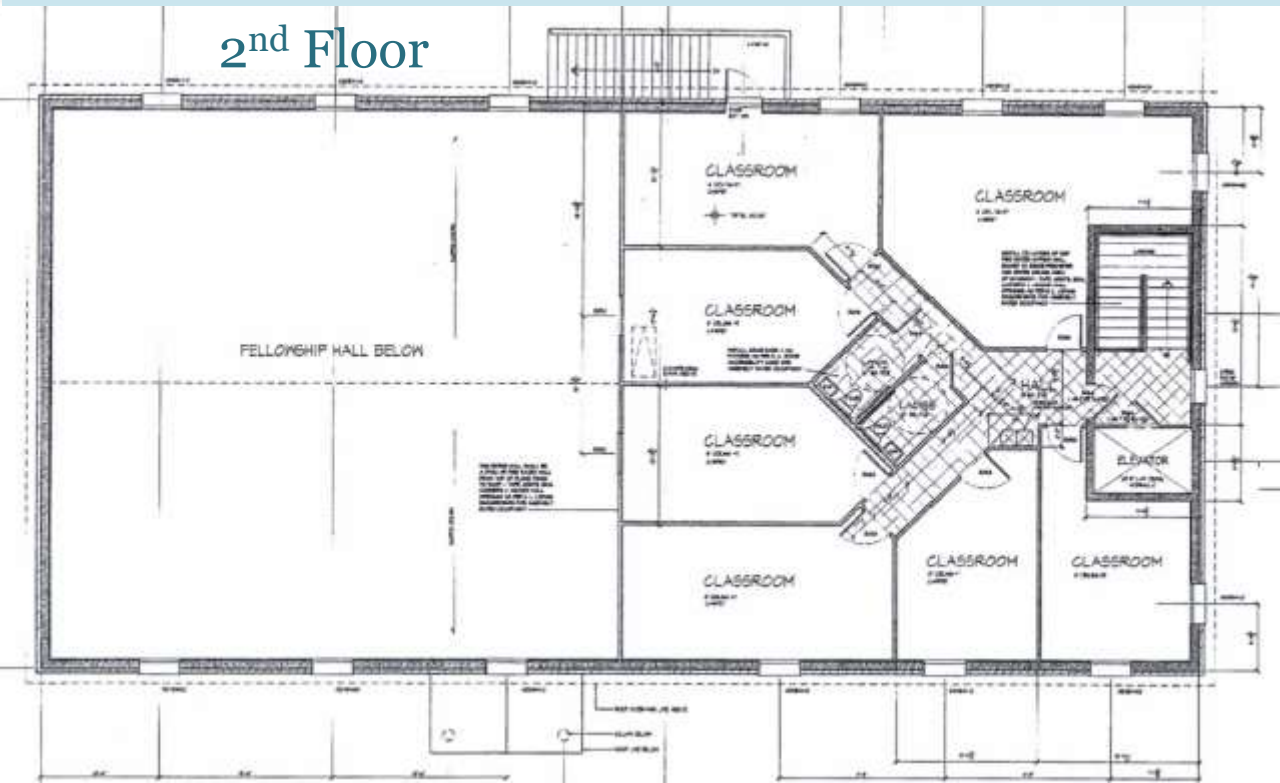
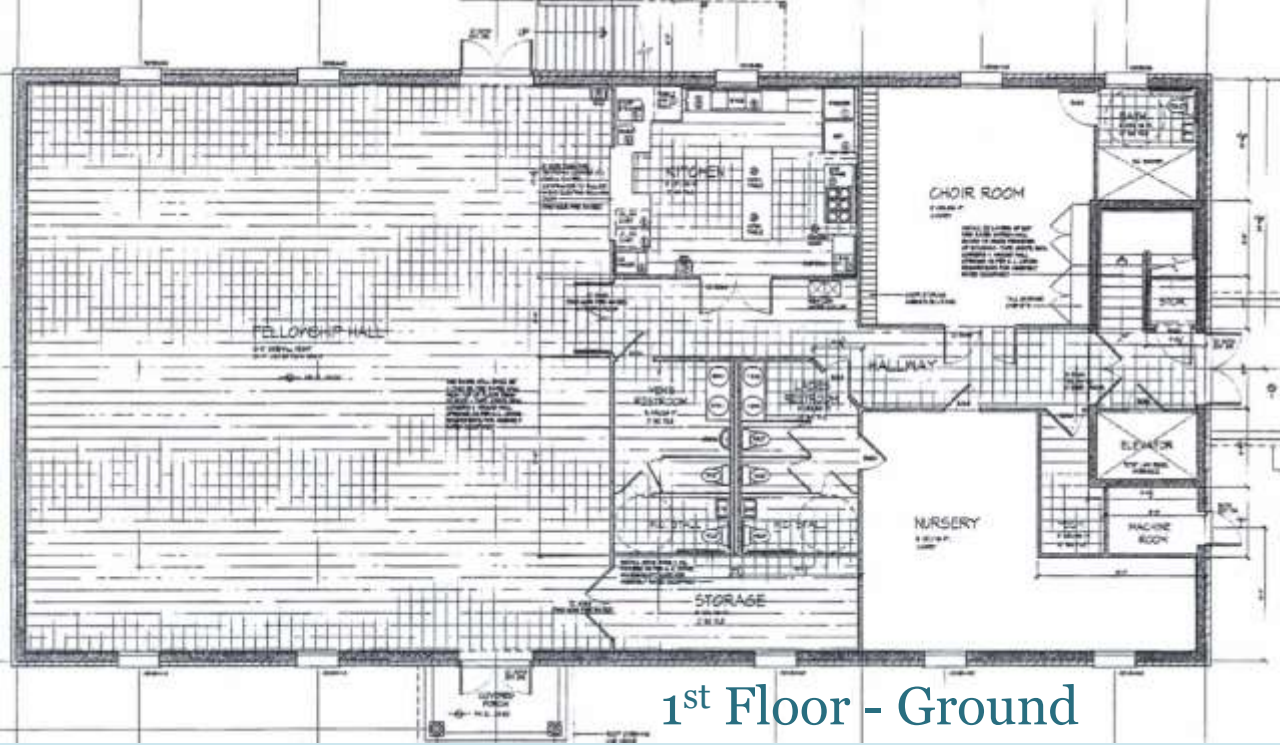
801 – 807 Hamlet Ave

Zoning District Table of Uses

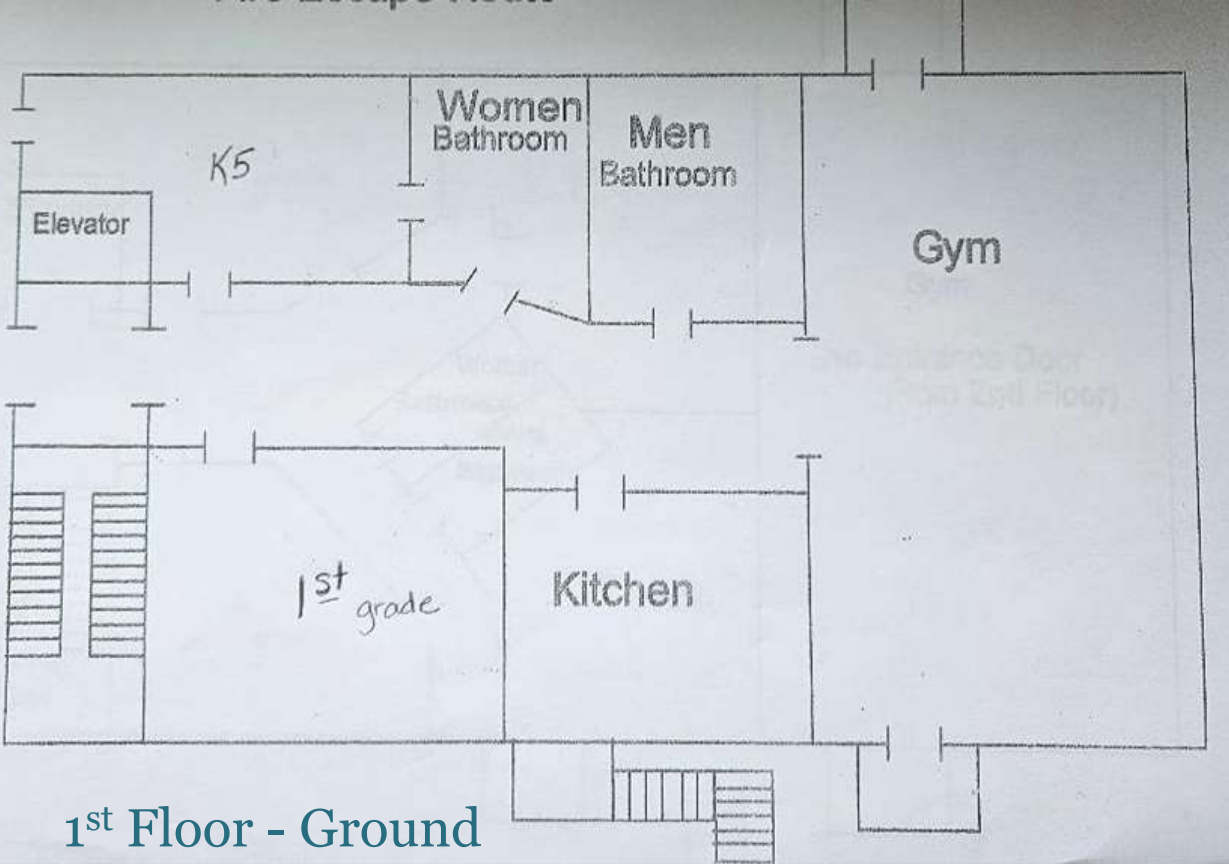
Table 3.2: Table of Uses	P = Permitted by Right; CZ = Conditional Zoning (Use Standard noted); PS = Permitted Use with a Use Standard													
Uses of Land	R-1	R-1B	R-2	R-3	C	MH	MF	MX	CBD	NB	HB	MB-1	T-1	I-1
Schools, public and private	CZ	CZ	CZ	CZ		CZ	CZ	CZ	CZ		CZ			CZ

Schools are allowed in the R-3 Zoning district with Conditional Zoning Approval.

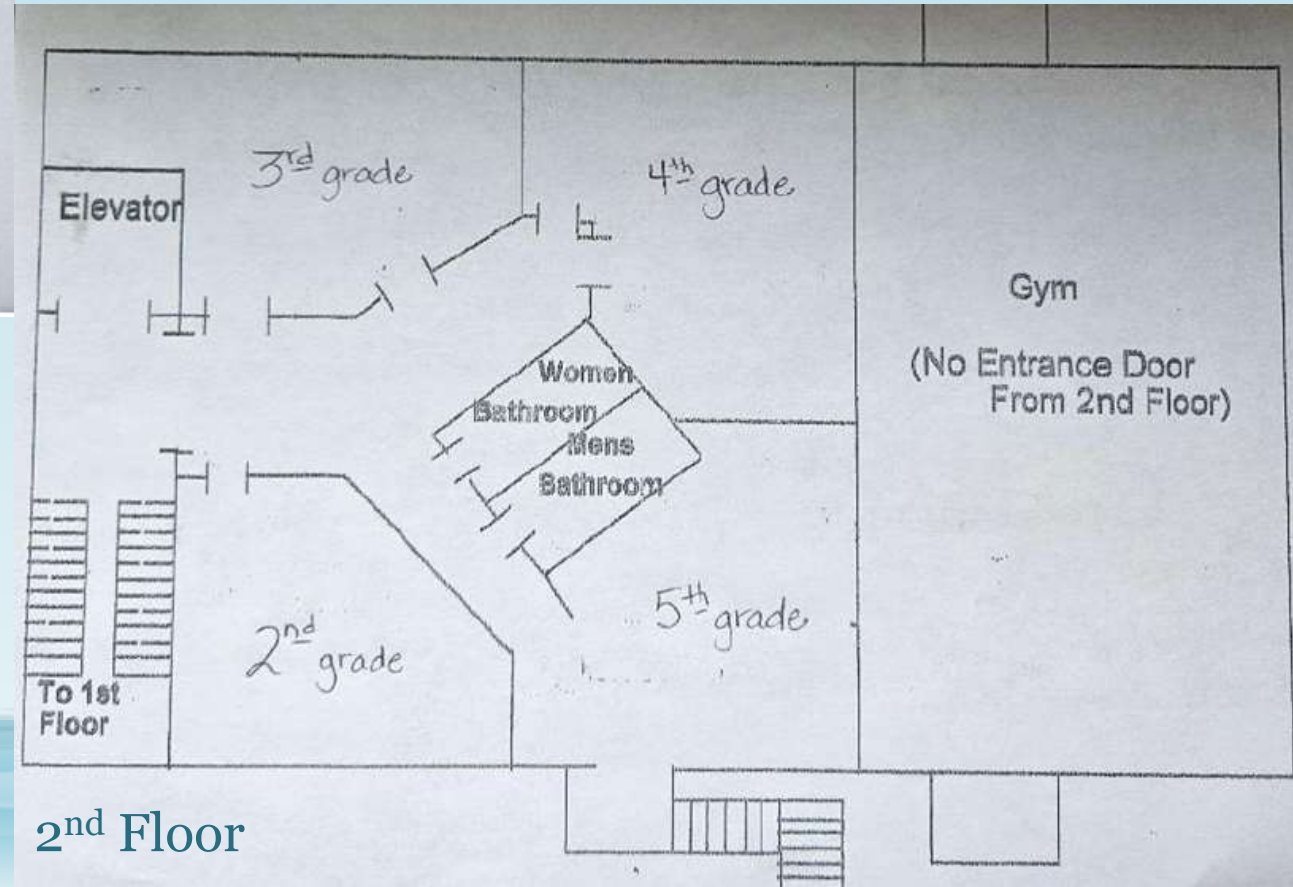
Existing Floor Plan of Family Life Center Building



Proposed Floor Plan of Family Life Center Building

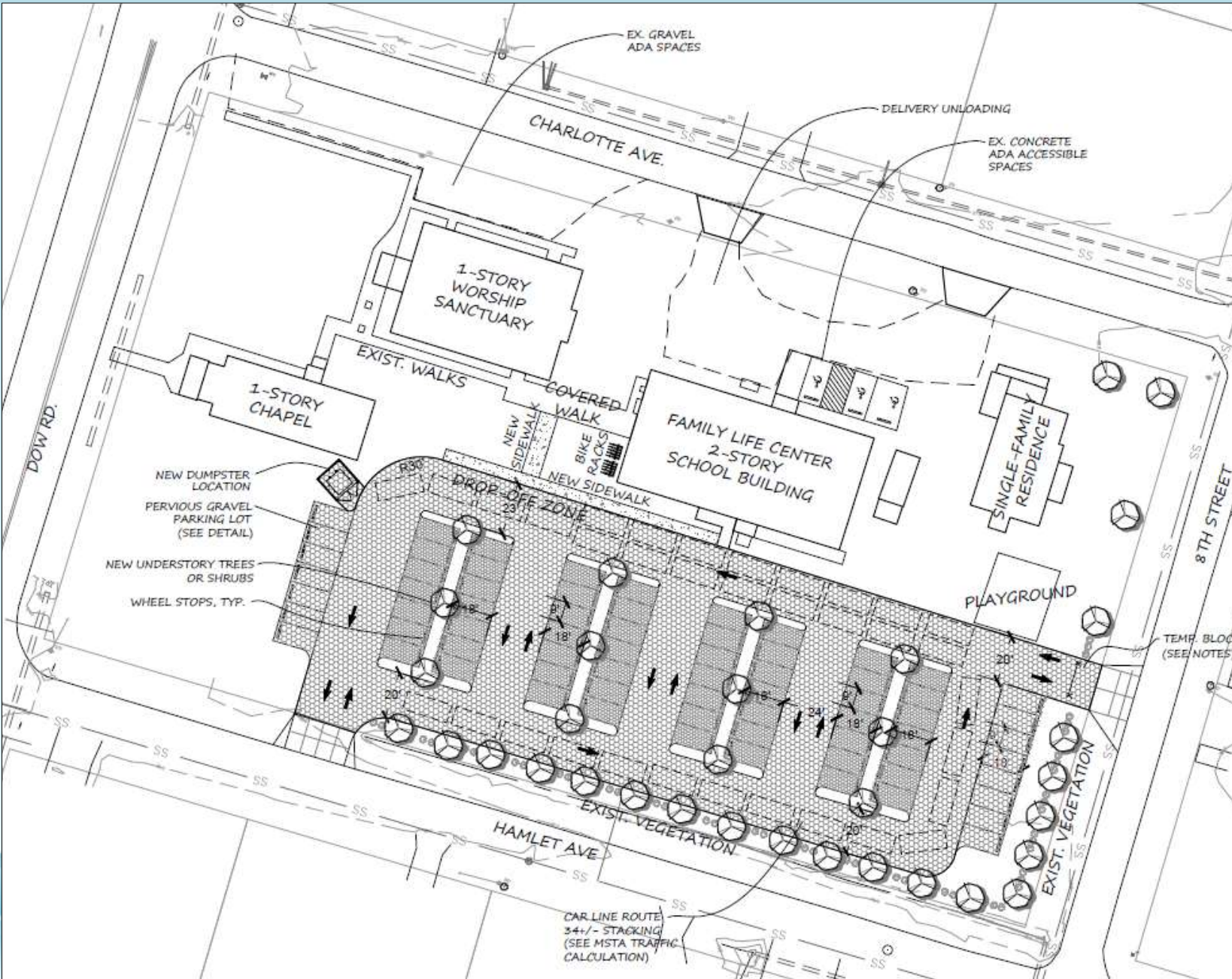


1st Floor - Ground



2nd Floor

Site Plan



PARKING DATA:

REQUIRED: 1 SPACE:300 sf WORSHIP SPACE
 $13,126 \text{ sf} / 300 = 44 \text{ SPACES}$

SCHOOL: 1 SPACES:GRADE + 5 VISITOR SPACES
 $1 \times 5 \text{ GRADES} = 6+5 = 11 \text{ SPACES}$

PARSONAGE: 1:BEDROOM = 3 SPACES

PROVIDED: 72 GRAVEL PARKING SPACES

NCDOT MUNICIPAL AND SCHOOL TRANSPORTATION ASSISTANCE (MSTA) WITH NC DPI (DEPT. OF PUBLIC INSTRUCTION): For 90 Students in Grades K-5

PRIVATE SCHOOL STACKING LENGTH REQUIRED:

1. AVG. QUEUE LENGTH = 330-FT
2. HIGH DEMAND LENGTH = 405-FT

SEASIDE SCHOOL STACKING LENGTH PROVIDED:

1. QUEUE LENGTH = 590-LF
2. $590 \text{ LF} / 20' \text{ SPACE} = 29 \text{ TOTAL VEHICLES}$
3. $8' \times 20' \text{ BOX SHOWS } 34 \text{ TOTAL VEHICLES}$ WITH DOUBLE STACKING ALONG THE SCHOOL

NOTE: 8TH ST. DRIVEWAY BLOCKED OFF TEMPORARILY BY SCHOOL STAFF DURING DROP-OFF AND PICK-UP

Conditional Zoning Process

- Public meeting – January 21st, 2024
- 18 people attended
- Concerns:
 - Drop-off & Pickup vehicle queuing – Applicant closed off 8th St. Driveway during pickup and drop-off to help with queuing flow.
 - Increase in Traffic –The Wilmington Metropolitan Planning Organization reviewed plans and determined a traffic study was not warranted. Applicant included NCDOT School Traffic calculations for queuing calculator.

Criteria

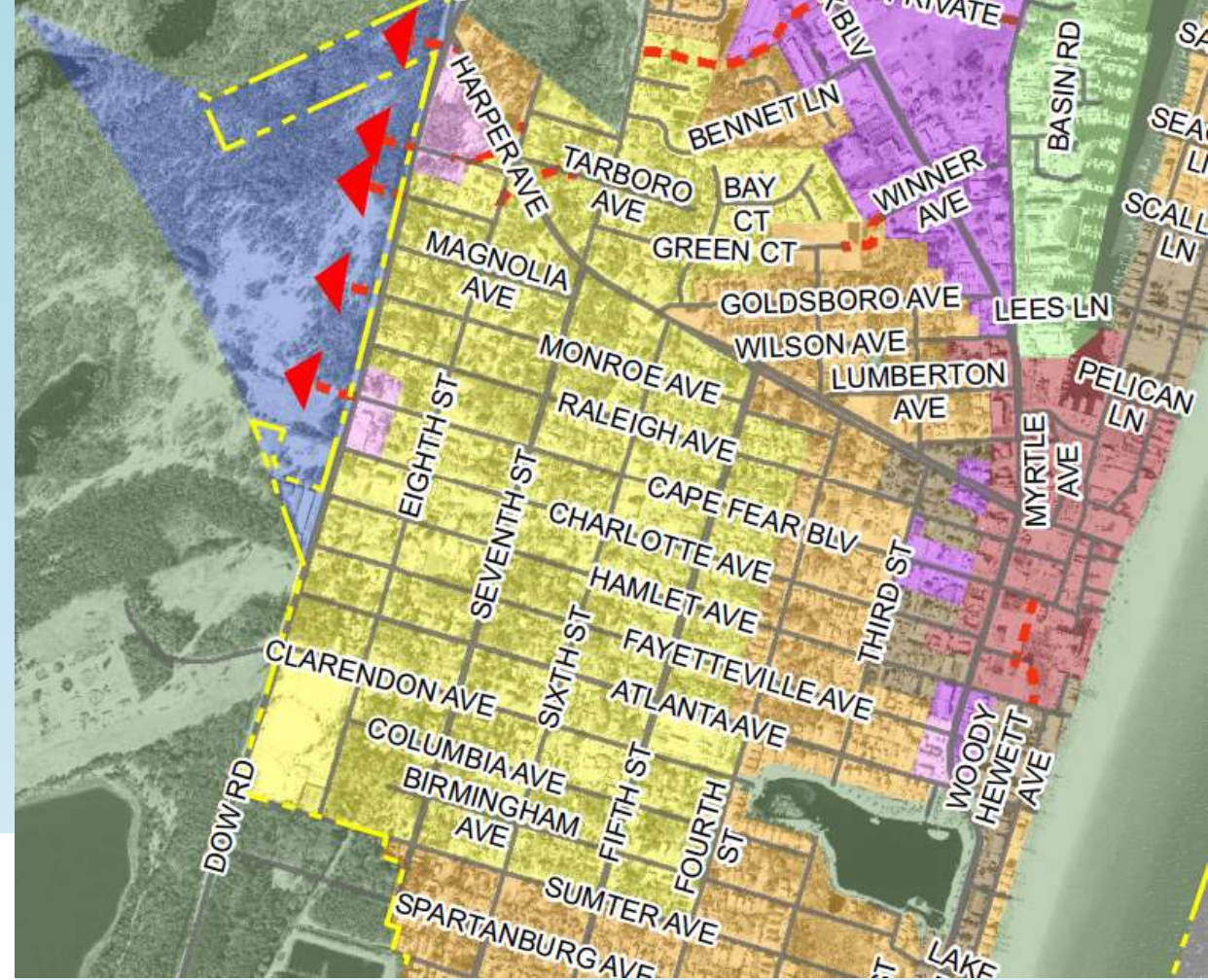
- When evaluating, the Council shall consider:
 - Consistency with general polices and objectives of the CAMA Land Use Plan, any other adopted plans, and the Zoning Ordinance
 - Potential impacts/benefits on surrounding area and adjoining properties
 - Report of results from public input meeting

Land Use Plan Consistency

The project is in general conformity with the 2020 Future Land Use Plan.

- Promotes family-friendly character
- Existing, by-right, entitled, higher intensity uses will continue to be supported in Low Density Residential areas.

Staff recommends approval.



Low Density Residential

Primarily large-lot, single family detached residential such as many of the town's established neighborhoods. Lots are larger than in other areas; usually ~9,000 sq ft and larger. Generally characterized by low traffic, local streets and pedestrian-scale structures. Smaller lots on occasion. Note: Existing, by-right, entitled, higher intensity uses will continue to be supported in LDR areas, including allowances for rebuilding structures.



Staff Proposed Conditions

1. Restoration of the previously required landscape buffer surrounding the 8th street fenced in playground as described in the 2020 Conditional Grant Order for 105 Dow Rd.
2. At least 8% of the gross paved area of a parking facility shall be landscaped and located in the interior.
3. The refuse collection site must be enclosed on three (3) sides by a minimum six (6) foot opaque fence.
4. Pervious gravel drive aisles will meet NCDEQ Permeable Pavement design criteria.
5. Any proposed signage will have to meet all standards zoning requirements in the future.
6. Fire recommends a Knox box to be installed on building.

Town Council may include additional conditions (i.e. landscaping, sidewalks, design guidelines, buffers, infrastructure improvements, pedestrian, street and ROW improvements)

Planning & Zoning Commission

The Commission voted 4/2 to approve the K-5th Grade school at 105 Dow Rd. with the suggested staff conditions and added an additional condition:

- Requires once per year the town receives, from the applicant, certification of a properly functioning pervious driveway.

Motion

Approval: The Town Council, whereas in accordance with the provisions of the NCGS, does hereby find and determine that the adoption of the Conditional Zoning District to allow for a school (K-5) at 105 Dow Rd. is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans and the potential impacts on the surrounding area, are mitigated by the approved conditions.

Denial: Based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents and the potential impacts on the surrounding area.