

P18-44
Town of Hope Mills
Subdivision and Zoning Ordinances
(Lateral Access, Sidewalks and Walkways)

P18-44. REVISION AND AMENDMENT TO THE HOPE MILLS SUBDIVISION ORDINANCE AMENDING ARTICLE IV DEVELOPMENT IMPROVEMENT AND DESIGN STANDARDS, SECTION 86A-403. MINIMUM LOT STANDARDS, SUB-SECTION F. LOTS INTENDED FOR COMMERCIAL AND INDUSTRIAL USES; AND SECTION 86A-405. SIDEWALKS AND WALKWAYS, SUB-SECTION A. SIDEWALKS AND WALKWAYS REQUIRED; AND REVISION AND AMENDMENT TO THE HOPE MILLS ZONING ORDINANCE AMENDING ARTICLE XV PLANNED DISTRICTS, SECTION 102A-1502. DETAILED SITE PLAN SPECIFICATIONS; AND SECTION 102A-1503. SITE PLAN REVIEW; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (HOPE MILLS)

AMEND the Hope Mills Subdivision Ordinance, Article IV Development Improvement and Design Standards, Section 86A-403. Minimum lot standards; Section 86A-405. Sidewalks and walkways; as indicated below:

HOPE MILLS SUBDIVISION ORDINANCE
ARTICLE IV
DEVELOPMENT IMPROVEMENT AND DESIGN STANDARDS

Sec. 86A-403. Minimum lot standards.

(f) *Lots intended for commercial and industrial uses.* Commercial and industrial lots may be arranged in convenient units of width and to a depth that is appropriate to the development contemplated, provided that the minimum requirements for lots, blocks and zoning are met. Lateral access shall be provided or reserved for future interconnectivity, and designed and constructed to the same standards of improvements as required by Section 86A-404 on lots intended for commercial and industrial uses. ~~The lateral access minimum right of way width shall be 40 feet, the same as marginal access streets.~~ All development of commercial and industrial zoned lots within the Town of Hope Mills limits must be designed to facilitate and allow for lateral cross access to adjacent similarly zoned, compatible, or developed parcels of land in accordance with the following design and construction standards:

(1) Design: Lateral access shall be located and designed in compliance with the standards of this section, however no development shall be required to provide lateral access to more than two (2) adjacent parcels.

(2) Width: Any lateral access required must provide for two way traffic through a single driveway at a minimum width of 40 feet or a double driveway with each aisle set at a minimum width of 20 feet each.

(3) Future Development: Lateral Cross access easements to any adjacent undeveloped or vacant land must be provided in at least one location.

(4) Standards and Specifications: Any new lateral cross access must comply with the established Standards and Specifications Manual for the Town of Hope Mills.

Sec. 86A-405. Sidewalks and walkways.

(a) *Sidewalks and walkways required.*

(1) Except as described herein, sidewalks shall be installed along public and private right(s)-of-way within and adjacent to any development located in the town’s jurisdiction, and shall be constructed in accordance with the town’s sidewalk specifications and construction standards, and good engineering practices. Sidewalks shall be located according to the following:

b. For all non-residential development with no new streets proposed, sidewalks are required along internal drives and along the existing street(s) adjacent to the subject property. Where new streets are proposed in conjunction with any non-residential development, sidewalks are required along all proposed street(s) and internal drives, and along the existing street(s) adjacent to the subject property. For non-residential development, sidewalks shall be provided along the building side of the off-street parking area in addition to other sidewalk requirements of this ordinance. Sidewalks shall not be required for non-residential construction under the following circumstances:

1. Development that does not propose renovations more than 50% of existing building.
2. Development that does not propose any new construction while utilizing an existing structure.

AMEND the Hope Mills Zoning Ordinance, Article XV Planned Districts, Section 102A-1502. Detailed site plan specifications; Section 102A-1503. Site Plan review; as indicated below:

**HOPE MILLS ZONING ORDINANCE
ARTICLE XV
PLANNED DISTRICTS**

Sec. 102A-1502. Detailed site plan specifications.

In any planned district, permits shall not be issued by the Town Planner except in conformance with a detailed plan submitted to the County Planning Staff, reviewed by the town and county planning staffs, and approved by the Board of Commissioners or where applicable, the Board of Adjustment. Plans submitted for approval shall be in the number as required by the County Planning Director, drawn to

an engineering scale of not less than one inch equaling 200 feet, and shall show all information necessary for proper evaluation of the plan, including:

(b) The parking and general circulation plan, including entrances, exits, pedestrian ways, and lateral access to adjoining commercial or industrial properties where practical. All development of commercial and industrial zoned lots within the Town of Hope Mills limits must be designed to facilitate and allow for lateral cross access to adjacent similarly zoned, compatible, or developed parcels of land in accordance with the following design and construction standards.

(1) Design: Lateral access shall be located and designed in compliance with the standards of this section, however no development shall be required to provide lateral access to more than two (2) adjacent parcels.

(2) Width: Any lateral access required must provide for two way traffic through a single driveway at a minimum width of 40 feet or a double driveway with each aisle set at a minimum width of 20 feet each.

(3) Future Development: Lateral Cross access easements to any adjacent undeveloped or vacant land must be provided in at least one location.

(4) Standards and Specifications: Any new lateral cross access must comply with the established Standards and Specifications Manual for the Town of Hope Mills.

Sec. 102A-1503. Site plan review.

Plans for development shall be submitted to the County Planning staff and shall be processed in accordance with the terms of this ordinance. The County Planning staff shall ensure the plan is in compliance with this ordinance and the town's subdivision regulations if applicable, and shall provide copies to the town staff for their review and comment prior to presentation to the board for final determination.

The burden shall be on the developer to show that their plans are in the best interests of the community and the users of the proposed developments. Site planning of the proposed development shall demonstrate that protection of the development from potentially adverse surrounding influences and protection of surrounding areas from potentially adverse influences is provided. The development plan shall show, and careful review shall be given to, the following information:

(j) Sidewalks and walkways, complying with the Americans with Disabilities Act (ADA), shall be provided along the street right(s)-of-way; all such sidewalks shall be constructed in accordance with the town's sidewalk specifications and construction standards. Sidewalks and payments in-lieu shall be required in accordance with the provisions of Section 86A-405 of the Hope Mills Subdivision Ordinance. Sidewalks shall not be required for non-residential construction under the following circumstances:

1. Development that does not propose renovations more than 50% of existing building.
2. Development that does not propose any new construction while utilizing an existing structure.