



Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Diane Wheatley,
Carl Manning,
Walter Clark
Cumberland County

Benny Pearce,
Town of Eastover

CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

Planning & Inspections Department

AGENDA

October 21, 2014

7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING DEFERRAL/WITHDRAWAL
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF SEPTEMBER 16, 2014
- VII. JOINT PLANNING BOARD DEADLINE/MEETING SCHEDULE
- VIII. PUBLIC HEARING ITEMS

TEXT AMENDMENTS

- A. **P14-52.** REVISION AND AMENDMENT TO THE TOWN OF GODWIN SUBDIVISION ORDINANCE, AMENDING ARTICLE I. SECTION 1.6. COMPLIANCE WITH ORDINANCE REQUIRED; SECTION 1.8. DEFINITIONS; SECTION 3.20. LOT STANDARDS; CREATING ARTICLE III, SECTION 3.24. ZERO LOT LINE DEVELOPMENTS; AND AMENDING THE TOWN OF GODWIN ZONING ORDINANCE, ARTICLE VI, MIXED USE DEVELOPMENT-CONDITIONAL ZONING DISTRICT, SECTION 603. USES ALLOWED; AND UPDATING THE TABLES OF CONTENTS OF EACH ORDINANCE AS APPROPRIATE. (GODWIN)
- B. **P14-54.** REVISIONS AND AMENDMENTS TO THE COUNTY ZONING ORDINANCE, APPLICABLE ONLY TO PROPERTIES WITHIN THE CORPORATE LIMITS OF THE TOWN OF EASTOVER, BY CREATING ARTICLE I, ENTITLED ADMINISTRATIVE PROVISIONS, CONTAINING SECTIONS 101 THROUGH 110; AMENDING ARTICLE II INTERPRETATIONS, CALCULATIONS, AND DEFINITIONS, SECTION 203. DEFINITIONS OF SPECIFIC TERMS AND WORDS, BY INSERTING IN ALPHABETICAL ORDER THE TERMS: *RATITE*; *POULTRY FARM, LARGE SCALE*; AND *SWINE FARM, LARGE SCALE* WITH EACH TERMS ACCOMPANYING DEFINITION; AND AMENDING ARTICLE IV PERMITTED, CONDITIONAL, AND SPECIAL USES, SECTION 403. USE MATRIX, BY INSERTING *POULTRY FARM, LARGE SCALE* AND *SWINE FARM, LARGE SCALE* AS A PERMITTED USE IN THE A1 ZONING DISTRICT; AND INSERTING A FOOTNOTE NUMBER 8 AFTER THE LAND USE *AGRICULTURAL OR RURAL FARM USE* CLARIFYING THAT THE LAND USE *AGRICULTURAL OR RURAL FARM USE* IS NOT INCLUSIVE OF LAND USES SPECIFICALLY LISTED ELSEWHERE IN THE USE MATRIX. (EASTOVER)

IX. PUBLIC HEARING CONSENT ITEMS

MODIFICATION OF CONDITIONAL ZONING

- A. **P13-19.** MODIFICATION OF THE CONDITION REQUIRING A BUFFER FOR AN APPROVED R20 RESIDENTIAL/CZ CONDITIONAL ZONING FOR GROUP QUARTERS CONSISTING OF 8.00+/- ACRES; LOCATED ON THE NORTHEAST SIDE OF NC HWY 82 (N WEST STREET), SOUTHEAST OF SR 1806 (SHERRILL BAGGETT ROAD); SUBMITTED BY JOSEPH T. LEGGETT ON BEHALF OF FALCON CHILDREN'S HOME (OWNER). (FALCON)

REZONING CASES

- B. **P14-50.** INITIAL ZONING OF 2.53+/- ACRES TO M(P) PLANNED INDUSTRIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 508 AND 516 W MANCHESTER ROAD, OWNED BY HERSHEL L. AND ELEANOR F. BOYD. (SPRING LAKE)
- C. **P14-51.** REZONING OF 10.36+/- ACRES FROM A1 AGRICULTURAL TO R7.5 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 780 AND 800 SAND HILL ROAD; SUBMITTED BY MICHAEL P. WILLIAMS ON BEHALF OF CASTLE HAYNE HOMES, LLC. (OWNER).
- D. **P14-53.** REZONING OF 19.77+/- ACRES FROM RR RURAL RESIDENTIAL TO R15 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTHEAST SIDE OF SR 2013 (OLD VANDER ROAD), SOUTH OF BLAKEFIELD DRIVE; SUBMITTED BY DAMIEN BUKOWI ON BEHALF OF FEDERAL PAPER BOARD COMPANY, INC. (ACQUIRED BY INTERNATIONAL PAPER COMPANY IN 1996) AND BROADWELL BROTHERS, LLC.

X. PUBLIC HEARING CONTESTED ITEMS

XI. PUBLIC HEARING WAIVER REQUEST

CASE NO. 14-107. CONSIDERATION OF THE JAMES & DALE CORNELIA A. HAY PROPERTY; GROUP DEVELOPMENT REVIEW; REQUEST FOR A WAIVER FROM THE REQUIREMENT TO CONNECT TO PUBLIC WATER; COUNTY SUBDIVISION ORDINANCE, SECTION 2306.1.B, CONNECTION TO PUBLIC WATER AND SEWER; ZONED: A1; TOTAL ACREAGE: 3.00+/-; LOCATED AT 5846 & 5850 CLINTON ROAD (NC HWY 24); SUBMITTED BY JAMES & DALE HAY (OWNERS) AND CARLA EMMENS (AGENT). (STEDMAN MIA/COUNTY JURISDICTION)

XII. DISCUSSION

DIRECTOR'S UPDATE

- SET COMPREHENSIVE PLANNING COMMITTEE MEETING DATE

XIII. ADJOURNMENT