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CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

Planning & Inspections Department

AGENDA

April 21, 2015
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 MARCH 17, 2015
- VII. PUBLIC HEARING CONSENT ITEMS

TEXT AMENDMENT

- A. **P15-25.** REVISION AND AMENDMENT TO THE CUMBERLAND COUNTY ZONING ORDINANCE BY AMENDING ARTICLE II INTERPRETATIONS, CALCULATIONS, AND DEFINITIONS, SECTION 202. METHODS OF CALCULATIONS CREATING PROVISIONS FOR THE MEASUREMENT OF HEIGHT AND SECTION 203. DEFINITIONS OF SPECIFIC TERMS AND WORDS, SPECIFICALLY AMENDING *PUBLIC UTILITY STATION* AND CREATING A DEFINITION FOR *SOLAR FARMS*; AMENDING ARTICLE IV PERMITTED, CONDITIONAL, AND SPECIAL USES, SECTION 403. USE MATRIX BY INSERTING *SOLAR FARMS* AS A LAND USE CLASSIFICATION ALLOWED AS A PERMITTED (P) USE IN THE A1 AGRICULTURAL AND THE M1(P) AND M(P) INDUSTRIAL ZONING DISTRICTS; AMENDING ARTICLE IX INDIVIDUAL USES, CREATING SECTION 924.1, ENTITLED: *SOLAR FARMS*, INCLUSIVE OF SUB-SECTIONS A THROUGH H; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE.

INITIAL ZONING CASES

- B. **P15-18.** INITIAL ZONING OF 363.36+/- ACRES TO R7.5 RESIDENTIAL AND CD CONSERVANCY OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON BOTH SIDES OF MCKINNON FARM ROAD, SOUTH SIDE OF SR 1107 (FISHER ROAD); OWNED BY CBMM PROPERTIES, LLC. (HOPE MILLS)
- C. **P15-19.** INITIAL ZONING OF 5.50+/- ACRES TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 563 N GROGG STREET, OWNED BY SCHOOLS OUT LUNCH, INC. (SPRING LAKE)
- D. **P15-20.** INITIAL ZONING OF 3.84+/- ACRES TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED IN THE SOUTHWEST QUADRANT OF NC 87 (N BRAGG BLVD) AND SR 1451 (W MANCHESTER ROAD), OWNED BY STEPHEN C. MEYER, DONALD A. MEYER, CAROL E. MANGEL, ALICE G. POWERS, DANIEL LEE AND CYNTHIA A. GOINS. (SPRING LAKE)

REZONING CASES

- E. **P15-01.** REZONING OF .23+/- ACRE FROM R6 RESIDENTIAL TO O&I(P) PLANNED OFFICE AND INSTITUTIONAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 5882, 5884 AND 5888 ROCKFISH ROAD; SUBMITTED BY JACKIE HAIRR ON BEHALF OF HAIRR FAMILY, LLC. (OWNER) AND MONICA KINNEY. (HOPE MILLS)
- F. **P15-21.** REZONING OF .21+/- ACRE FROM C1(P) PLANNED LOCAL BUSINESS TO R7.5 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3835 CUMBERLAND ROAD, SUBMITTED BY GEOFFREY D. AND ANN S. KIESER (OWNERS).
- G. **P15-22.** REZONING OF 1.58+/- ACRES FROM R10 RESIDENTIAL TO C1(P) PLANNED LOCAL BUSINESS OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTHWEST SIDE OF NC HWY 210 (LILLINGTON HWY), SOUTHEAST OF SR 1451 (E MANCHESTER ROAD); SUBMITTED BY WILLIAM S. WELLONS, JR. ON BEHALF OF W.S. WELLONS CORPORATION (OWNER).
- H. **P15-23.** REZONING OF 1.30+/- ACRES FROM A1 AGRICULTURAL TO R20 OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 8477 AND 8495 CLINTON ROAD, SUBMITTED BY HORACE T. CASHWELL HEIRS (OWNERS).

CONDITIONAL ZONING DISTRICT

- I. **P15-09.** REZONING OF 8.42+/- ACRES FROM R6A TO C2(P) PLANNED SERVICE AND RETAIL/CZ CONDITIONAL ZONING FOR RETAILING, OFFICE AND TRADE CONTRACTOR OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTHWEST SIDE OF SR 1126 (BROOKLYN CIRCLE), NORTHEAST OF LADY LANE ROAD; SUBMITTED BY THOMAS D. HORNE AND TIMOTHY SEALY ON BEHALF OF DIRECTIONAL SERVICES INC. (OWNER) AND GREG BAGLEY.
- J. **P15-24.** REZONING 6.97+/- ACRES FROM C(P) PLANNED COMMERCIAL AND A1 AGRICULTURAL TO C(P) PLANNED COMMERCIAL/CZ CONDITIONAL ZONING FOR A HOTEL, RESTAURANT, CONVENIENCE RETAIL WITH GASOLINE SALES AND BILLBOARD OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTHWEST SIDE OF SR 1863 (PEMBROKE LANE), WEST OF SR 1828 (JAMES DAIL ROAD); SUBMITTED BY ANTHONY PEREZ ON BEHALF OF MID-STATE PETROLEUM, INC., NIRAV MODI AND MICHAEL W. COLLIER (OWNERS) AND P. SINGH SANDHU. (EASTOVER)

VIII. PUBLIC HEARING CONTESTED ITEMS

IX. PUBLIC HEARING WAIVER REQUEST

CASE NO. 15-031. CONSIDERATION OF THE CASTLEBROOKE PHASE 4; SUBDIVISION REVIEW; REQUEST FOR A WAIVER FROM THE REQUIREMENT TO HAVE A MINIMUM 125 FOOT SEPERATION OFFSET FROM ANOTHER STREET ENTRANCE; COUNTY SUBDIVISION ORDINANCE, SECTION 2304.10.E, STREET OFFSETS; ZONED: R20 & A1; TOTAL ACREAGE: 18.50 +/-; LOCATED ON THE NORTH SIDE OF SR 1704 (PALESTINE ROAD) ACROSS FROM MCARTANS FORD; SUBMITTED BY JOHN CULBRETH & PHYLLIS P. STREET (OWNERS) AND GEORGE ROSE (SURVEYOR).

X. DISCUSSION

DIRECTOR'S UPDATE

- SOUTH CENTRAL LAND USE PLAN

X. ADJOURNMENT