

Charles Morris,  
Chair  
Town of Linden

Diane Wheatley,  
Vice-Chair  
Cumberland County

Jami McLaughlin,  
Town of Spring Lake  
Harvey Cain, Jr.,  
Town of Stedman

Donovan McLaurin  
Wade, Falcon & Godwin



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*Planning & Inspections Department*

Thomas J. Lloyd,  
Director

Cecil P. Combs,  
Deputy Director

Vikki Andrews,  
Carl Manning,  
Lori Epler  
Cumberland County

Benny Pearce,  
Town of Eastover

Patricia Hall,  
Town of Hope Mills

**AGENDA**

April 18, 2017

7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING DEFERRALS

**P17-12.** REZONING OF 8.03+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTH SIDE OF THROWER ROAD, WEST OF NC HWY 87 S; SUBMITTED BY VANCE TYSON (OWNER) AND TIM EVANS (AGENT). **DEFERRED UNTIL MAY 16, 2017**

- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF MARCH 21, 2017
- VII. PUBLIC HEARING CONSENT ITEMS

TEXT AMENDMENTS

- A. **P17-07.** REVISION AND AMENDMENT TO THE CUMBERLAND COUNTY SUBDIVISION ORDINANCE AMENDING ARTICLE XXIII, IMPROVEMENT AND DESIGN STANDARDS, SECTION 2302. AREA-SPECIFIC STANDARDS, A. MUNICIPAL INFLUENCE AREAS; AND APPENDIXES EXHIBIT 4, OFFICIAL MUNICIPAL INFLUENCE AREA AND SEWER SERVICE AREA MAP, AND EXHIBIT 5 MUNICIPAL INFLUENCE AREA DEVELOPMENT STANDARDS, HOPE MILLS COLUMN, ROW ENTITLED *SIDEWALKS* (PAGE E5-E).
- B. **P17-17.** REVISION AND AMENDMENT TO THE CUMBERLAND COUNTY ZONING ORDINANCE, ARTICLE XVI, BOARD OF ADJUSTMENT; AND REQUESTING PERMISSION TO REPRINT THE ZONING ORDINANCE INSERTING ALL TEXT AMENDMENTS APPROVED SINCE JUNE 20, 2005 AS LISTED.

REZONING CASES

- C. **P17-15.** REZONING OF 6.12+/- ACRES FROM A1 AGRICULTURAL TO R40 & R40A RESIDENTIAL, LOCATED AT 2157 SCHOOL ROAD, SUBMITTED BY DANORA J. POWELL (OWNER) AND MICHAEL J. ADAMS (AGENT).

- D. **P17-16.** REZONING OF 3.90+/- ACRES FROM A1 AGRICULTURAL TO R30 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 7045 MAXWELL ROAD, SUBMITTED BY JOSEPH & VIOLET DOWD (OWNERS) AND MICHAEL J. ADAMS (AGENT).

VIII. PUBLIC HEARING CONTESTED ITEMS

REZONING CASES

CONDITIONAL ZONING DISTRICT

- E. **P16-28.** REZONING OF 2.13+/- ACRES FROM C3 HEAVY COMMERCIAL & R6A RESIDENTIAL TO C(P) PLANNED COMMERCIAL/CZ CONDITIONAL ZONING FOR MOTOR VEHICLE REPAIR AND BODY WORK OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2541 BALLPARK ROAD, SUBMITTED BY MICHAEL ANDREW LONGHANY (OWNER). (EASTOVER)
- F. **P17-13.** REZONING OF 3.08+/- ACRES FROM RR RURAL RESIDENTIAL TO C1(P) PLANNED LOCAL BUSINESS/CZ CONDITIONAL ZONING FOR CONVENIENCE RETAIL WITH GASOLINE SALES & RESTAURANT OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 6020 US HWY 301 S; SUBMITTED BY A. MAURICE ELLIOT & HELEN ELLIOT SMITH ON BEHALF OF MADIE ELLIOT HEIRS, DANIEL & DEBORA MCPHAUL (OWNERS), DAVID L. PAIT (APPLICANT) AND WILLIAM R. DAVIS, ATTORNEY (AGENT).
- G. **P17-14.** REZONING OF .70+/- ACRES FROM C3 HEAVY COMMERCIAL TO M(P) PLANNED INDUSTRIAL/CZ CONDITIONAL ZONING FOR OPEN STORAGE AND WAREHOUSING OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 5417 TRADE STREET; SUBMITTED BY LOUISE M. AUTRY AND JAMES A. MCLEAN ON BEHALF OF AUTRY & MCLEAN, LLC (OWNER) AND TERRY C. FAIRCLOTH, PLS (AGENT). (HOPE MILLS)

IX. DISCUSSION

DIRECTOR'S UPDATE

X. ADJOURNMENT