

Charles C. Morris
Chair
Town of Linden
Donovan McLaurin
Vice-Chair

Wade, Falcon & Godwin
Garland C. Hostetter,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman



Thomas J. Lloyd,
Interim Director

Clifton McNeill, Jr.,
Roy Turner,
Lori Epler,
Sara E. Piland,
Cumberland County

COUNTY of CUMBERLAND

Planning and Inspections Department

MINUTES FEBRUARY 7, 2006

Members Present

Mr. Charles Morris, Chair
Director
Mr. Donovan McLaurin, Vice-Chair
Mr. Garland Hostetter
Ms. Sara Piland
Ms. Lori Epler
Mr. Roy Turner
Mr. Harvey Cain
Mr. Clifton McNeill
Ms. Diane Wheatley, County Commissioner

Others Present

Mr. Tom Lloyd, Interim
Ms. Patricia Speicher
Ms. Annette Nunnery

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Mrs. Piland delivered the invocation and led those present in the Pledge of Allegiance.

II. ADJUSTMENTS TO AGENDA - None

III. PUBLIC HEARING DEFERRALS - None

IV. ABSTENTIONS BY BOARD MEMBERS – None

V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS - None

VI. CONSENT ITEMS

A. APPROVAL OF THE MINUTES OF JANUARY 17, 2006

A motion was made by Mr. Turner and seconded by Mr. McNeill to approve the Minutes of January 17, 2006 as written. Unanimous approval.

B. CASE: 06-014: CONSIDERATION OF RIVERS EDGE – JNJ INVESTMENTS, SUBDIVISION REVIEW, A WAIVER FROM SECTION 3.17(c) "STREET DESIGN", CUMBERLAND COUNTY SUBDIVISION ORDINANCE, LOCATED ON THE SOUTH SIDE OF SR 2216 (EVANS DAIRY ROAD), EAST OF SR 2215 (FIELD ROAD).

A motion was made by Mr. McLaurin, seconded by Ms. Epler to approve Case 06-014 as a Consent Item. Motion carried unanimously.

VII. PLAT & PLAN

A. CASE 06-010: CONSIDERATION OF 84 LUMBER, M(P) SITE PLAN REVIEW, REQUEST FOR ALTERNATE YARD REQUIREMENTS TO WAIVE LANDSCAPE ORDINANCE, SECTION 1102 N, CUMBERLAND COUNTY ZONING ORDINANCE, LOCATED ON THE SOUTH SIDE OF SR 2205 (BELT

BOULEVARD), EAST OF SR 2237 (WILMINGTON HWY.)

Ms. Speicher presented information and site maps for case 06-010. She reviewed the petitioner's reasons for a request for a waiver and outlined the Staff's reasons for denial of that request. Ms. Speicher noted that the newly adopted landscape standards were not in place at the time of the petitioner's initial visit to the Planning & Inspections Department, but that it was staff policy to advise applicants that an ordinance was in the development process.

Ms. Amelia Provenzano spoke on behalf of the owner. She stated that she had spoken with Bonnie Collins in October of 2005 and that no mention was made of landscape standards or of any landscaping requirements. The site plan was submitted in December and the company's first notification of the landscaping requirements came by way of the standard Condition Sheet. Ms. Provenzano advised the Board that 84 Lumber would conform to its surroundings, as Belt Boulevard is a largely industrial area with no current landscaping in the area. She detailed the company's responses to the denial and circulated a proposed site plan, labeled as Option #2, to provide front yard landscaping in a good faith effort to comply with the ordinance.

Ms. Epler stated that she appreciated the company's effort to comply with the County standards and asked the speaker if any additional engineering would be necessary if the company was required to fully comply with the landscape requirements. Ms. Provenzano stated that the only landscaping that could be provided without moving the building 20 feet would be to the front of the building site. Discussion followed on the use of the undeveloped property marked "future expansion". Ms. Epler asked for clarification that the future expansion area would remain as open space until development occurred. Ms. Provenzano stated that it would. Ms. Epler noted that there was no reason that the area marked as "future expansion" could not be landscaped, in an effort to partially comply with the standards, until that expansion began.

Mr. Morris stated that the landscape requirements were more of a result of compliance with EPA requirements. He asked Ms. Speicher to state her opinion of the proposed compliance site plan, Option #2. Ms. Speicher stated that it appeared to be short on required landscaping for the parking area and around the building. Discussion followed on the ordinance requirements and purpose.

Ms. Provenzano circulated a third site proposal, Option #3. Ms. Speicher stated that site plan #3 would come closer to meeting the intent of the ordinance. At that time, Ms. Provenzano stated that site plan Option #3 would be the one she is submitting for approval.

A motion was made by Mr. McLaurin, seconded by Ms. Epler, to accept site plan #3 as providing sufficient landscaping to meet the intent of the landscape requirements of the County Zoning Ordinance. Unanimous approval.

VIII. FOR YOUR INFORMATION

A. CANDACE WILLIAMS - SANDHILLS AREA LAND TRUST

Candace Williams, with the Sandhills Area Land Trust, presented an overview of the environmental conditions in Cumberland County. Ms. Williams informed the Board that Cumberland County is one of the richest counties in the state for water resources and the only county in the coastal plain with natural waterfalls. She stressed the biological significance of Rockfish Creek and its impact on the County. Ms. Williams noted that she was not against development along the rivers and creeks but that it must be done in an orderly and protective manner. She stressed the need for a 300 foot buffer of natural vegetation on all streams and tributaries. This buffer would address the alarming erosion of the waterway ecosystem.

Ms. Epler asked how the Board could address the erosion problem. Mr. Lloyd responded that there were several approaches that could be used: Density Development, modification of the Subdivision Ordinance, the 2030 Land Use Plan, and creation of CD zoning areas along our waterways.

B. PATTI SPEICHER - MODIFIED RESOLUTION FOR ZONING AUTHORITY FOR THE TOWN OF WADE

Ms. Speicher presented the Board with an overview of the modified zoning resolution for the Town of Wade. She stated that this resolution modifies the existing agreement. **A motion was made by Mr. McNeill and seconded by Mr. Hostetter to endorse the submitted resolution. Unanimous approval.**

C. PATTI SPEICHER - DRAFT COPY OF THE TOWN OF LINDEN'S COMMUNITY STANDARDS ORDINANCE

Ms. Speicher reviewed the Draft Ordinance for the Town of Linden Community Standards. She stated that the ordinance set specific standards to protect the appearance and environment for the Town of Linden. **Ms. Epler made a motion, seconded by Mr. McLaurin, to endorse the Community Standards Ordinance for the Town of Linden.**

IX. DISCUSSION

Ms. Epler addressed a problem found with the 2010 Land Use Plan information on the County's website. She stated that she had accessed the data and that it was incorrect. She felt that this was misleading to the public and should be corrected immediately. Mr. Lloyd stated that he would verify when and how the information was posted and why it had not been updated. He further stated that he would report his findings to Ms. Epler by the following day.

Mr. Morris stated that the Planning Board needed to consider hosting a luncheon with the development community to review the density development concept and receive feedback from the developers. Ms. Epler noted that the Density Development concept is on a 1-year temporary approval term and is due to be reviewed in June of this year. Mr. McNeill stated that zero lot line is almost always detrimental to the use of the developments in Cumberland County, due to the fact that developers could accomplish the same thing without a homeowners association. Discussion followed on lot sizes and subdivision reviews.

Morris directed the Planning & Inspections Staff to begin the process of determining a date and time for a luncheon review, with developers, engineers, and surveyors to discuss the Density Development concept.

Mr. McNeill reminded the Administrative Committee members that the video interviews will be shown on Thursday, February 9th at 7p.m. in room 107-C of the Historic Courthouse. All interested Board members are invited to be a part of the process. Each town has been invited to send representatives as well.

Ms. Williams asked the Board if anyone could present a video presentation of a resolution to the Hope Mills Lake problem to the County Commissioners. Diane Wheatley stated that since the property involved was in the Town of Hope Mills, she would arrange for the Mayor of Hope Mills to view the tape.

X. INTERIM DIRECTOR'S UPDATE

A. APA 2006 CONFERENCE

Mr. Lloyd updated the Board on the 2006 APA Conference. He stated that four Board members had already registered and that additional funding would not be available, due to budget constraints.

XI. ADJOURNMENT

There being no further business, **Mr. Hostetter made a motion, seconded by Mr. McLaurin, to adjourn the meeting. Unanimous approval.**