

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



## COUNTY of CUMBERLAND

*Planning and Inspections Department*

MINUTES  
OCTOBER 3, 2006

Thomas J. Lloyd,  
Director  
Cecil P. Combs,  
Deputy Director

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

### *Members Present*

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

### *Others Present*

Mr. Tom Lloyd, Director  
Mr. Cecil Combs,  
Deputy Director  
Ms. Patti Speicher  
Mrs. Annette Nunnery  
Ms. Donna McFayden  
Mr. Grainger Barrett,  
County Attorney

### VI. INVOCATION AND PLEDGE OF ALLEGIANCE

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

### VII. ADJUSTMENTS TO AGENDA

Chair Morris stated that the Discussion and Director's Update would be deleted.

### VIII. CONSENT ITEMS

#### A. APPROVAL OF THE MINUTES OF SEPTEMBER 19, 2006

**A motion was made by Mr. McLaurin, seconded by Mrs. Piland, to approve the minutes as written. The motion passed unanimously.**

#### B. 06-157: CONSIDERATION OF ROBIN ROBERTS PROPERTY, SUBDIVISION REVIEW, REQUEST FOR A WAIVER FROM SECTIONS 3.17.D "CORNER RADII", CUMBERLAND COUNTY SUBDIVISION ORDINANCE, LOCATED ON THE EAST SIDE OF SR 1835 (ROCKHILL ROAD), NORTH OF SR 1836

**130 Gillespie Street · Post Office Box 1829 · Fayetteville, North Carolina 28302-1829 · (910) 678-7600 · Fax: (910) 678-7631**

(PLEASANT VIEW DRIVE)

**A motion was made by Mrs. Piland, seconded by Mrs. Epler, to approve the waiver request for Plat & Plan Case 06-157. Unanimous approval.**

IX. PLAT & PLAN REVIEW

- A. 04-175: CONSIDERATION OF THE HUMMINGBIRD PLACE, SUBDIVISION REVIEW, REQUEST FOR A WAIVER FROM SECTION 3.17.C "CUL-DE-SAC", CUMBERLAND COUNTY SUBDIVISION ORDINANCE, LOCATION ON THE SOUTH SIDE OF SR 1885 (HUMMINGBIRD PLACE), EAST OF SR 1831 (BAYWOOD ROAD)

Mr. Lloyd reviewed the request and stated that the applicant was present. Mr. John Lennon, applicant, addressed the Board and reviewed his request. He stated that his request does exceed the Ordinance requirement by 300 feet but that the property is not landlocked. He further stated that approval of the waiver would actually be in the best interest of the adjacent property owners.

Commissioner Wheatley asked for confirmation of the staff's denial of this request. Mr. Lloyd verified that the Planning & Inspections Staff did recommend denial of the request based on their desire to uphold the current Ordinance requirements.

**Mr. McLaurin made a motion, seconded by Mrs. Epler, to approve the request for a waiver based on the findings that the size of the tract to be subdivided, its topography, the provisional nature of the adjoining areas, and the existence of other unusual physical conditions prohibit strict compliance with the provisions of the Ordinance. In granting the waiver, the purpose of the zoning and subdivision ordinance would be served to an equal or greater degree as the adjacent tract is not landlocked and the property owner would not be afforded a special privilege denied to others. The motion was amended to add that not granting the waiver would cause an unnecessary hardship to those property owners with tracts currently under contract by restricting the layout of their lots. Unanimous approval.**

V. ADJOURNMENT

There being no further business, the meeting adjourned at 7:08 p.m.