

Roy Turner,
Chair
Cumberland County

Walter Clark,
Vice-Chair
Cumberland County

Garland C. Hostetter,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman
Patricia Hall,
Town of Hope Mills
Charles C. Morris,
Town of Linden



COUNTY of CUMBERLAND

Planning and Inspections Department

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Lori Epler,
Sara E. Piland,
Cumberland County

Benny Pearce,
Town of Eastover

Donovan McLaurin,
Wade, Falcon, & Godwin

MINUTES

March 20, 2012

Members Present

Mr. Walter Clark, Vice-Chair
Mr. Charles Morris
Mrs. Lori Epler
Mr. Benny Pearce
Mr. Donovan McLaurin
Mr. Harvey Cain, Jr.
Mr. Garland Hostetter
Ms. Patricia Hall

Members Absent

Mrs. Sara Piland
Mr. Roy Turner

Others Present

Mr. Thomas Lloyd
Ms. Patricia Speicher
Ms. Donna McFayden
Mrs. Laverne Howard

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. Morris delivered the invocation and led those present in the Pledge of Allegiance.

II. APPROVAL OF / ADJUSTMENTS TO AGENDA

There were none.

III. PUBLIC HEARING DEFERRAL/WITHDRAWAL

There were none.

IV. ABSTENTIONS BY BOARD MEMBERS

There were none.

V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS

Mr. Lloyd read the policy statement.

VI. APPROVAL OF THE MINUTES OF FEBRUARY 21, 2012

Mr. Morris made a motion to accept the minutes as submitted, seconded by Mr. Hostetter. Unanimous approval.

VII. PUBLIC HEARING CONSENT ITEMS

CONDITIONAL ZONING DISTRICT

P12-04: REZONING OF .89+/- ACRE FROM RR RURAL RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 8171 GODWIN FALCON ROAD, SUBMITTED BY BARNEY B. JR. & CAROL HOLDER GOFF (OWNERS).

This case was deferred from the board's February 21, 2012 meeting because the property owner amended the original application and is now requesting your consideration of a favorable recommendation for a C(P) Planned Commercial/CZ Conditional Zoning District [C(P)/CZ] for a motor vehicle repair business on the subject property. The Planning and Inspections Staff recommends approval of the requested rezoning to C(P)/CZ for "motor vehicle repair" based on the following:

1. The request is consistent with the location criteria for heavy commercial as listed in the Land Use Policies of the 2030 Growth Vision Plan, specifically because this development has direct access to a major thoroughfare and public water and sewer are available; the request is also consistent with the adopted Northeast Cumberland Plan which calls for commercial at this location;
2. The request is reasonable because the subject property is of a size and shape that the yard setbacks for the C(P) zoning district can be met and all required improvements such as off-street parking, landscaping, buffering, etc. can be provided on-site; and
3. The location and character of the use, if developed according to the plan as submitted and recommended, will be in harmony with the area in which it is to be located and the site in general will be developed in conformance with the development ordinances and adopted planning policies.

There are no other zoning districts suitable as related to this request and the property owner/developer has verbally agreed to all attached Ordinance Related Conditions.

Mr. McLaurin made a motion to follow the staff recommendation and approve C(P) Planned Commercial/CZ Conditional Zoning for a motor vehicle repair business, seconded by Mrs. Epler. The motion passed with a unanimous vote.

VIII. DISCUSSION

DIRECTOR'S UPDATE

- MIA AGREEMENT

Mr. Lloyd advised the Board that he presented the MIA Agreement termination letter to the Policy Committee, and they suggested communicating with the City to work out any problems, before a decision was made to terminate the agreement. Mr. Lloyd will keep the board informed on any progress made.

IX. ADJOURNMENT

There being no further business, the meeting adjourned at 7:16 p.m.