



CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

Planning & Inspections Department

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Diane Wheatley,
Carl Manning,
Walter Clark,
Cumberland County

Benny Pearce,
Town of Eastover

Patricia Hall,
Chair
Town of Hope Mills

Charles Morris,
Vice-Chair
Town of Linden

Garland C. Hostetter,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman

Donovan McLaurin,
Wade, Falcon & Godwin

MINUTES

December 16, 2014

Members Present

Ms. Patricia Hall, Chair
Mrs. Diane Wheatley
Mr. Benny Pearce
Mr. Donovan McLaurin
Mr. Harvey Cain, Jr.
Mr. Carl Manning
Dr. Vikki Andrews

Members Absent

Mr. Garland Hostetter
Mr. Charles Morris
Mr. Walter Clark

Others Present

Mr. Thomas Lloyd
Ms. Patricia Speicher
Ms. Donna McFayden
Mrs. Laverne Howard
Mr. Rick Moorefield,
County Attorney

I. INVOCATION AND PLEDGE OF ALLEGIANCE

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

II. APPROVAL OF / ADJUSTMENTS TO AGENDA.

There were no adjustments to the agenda

III. PUBLIC HEARING DEFERRAL/ WITHDRAWAL

There were none.

IV. ABSTENTIONS BY BOARD MEMBERS

There were none.

V. APPROVAL OF THE MINUTES OF NOVEMBER 18, 2014

Mr. Pearce made a motion to accept the minutes as submitted, seconded by Ms. Andrews Unanimous approval.

VI. PUBLIC HEARING ITEM

TEXT AMENDMENT

P15-03. REVISION AND AMENDMENT TO THE COUNTY ZONING ORDINANCE, ARTICLE IV, ENTITLED PERMITTED, CONDITIONAL, AND SPECIAL USES BY AMENDING SECTION 403. USE MATRIX, FOOTNOTE NUMBER 6 AS ADOPTED BY THE TOWN OF EASTOVER AND APPLICABLE ONLY TO THOSE PROPERTIES WITHIN THE EASTOVER CORPORATE LIMITS, BY CLARIFYING THAT RESIDENTIAL DEVELOPMENTS LOCATED ON FIVE ACRES OR LESS WITH A MINIMUM OF TWO EXISTING DWELLINGS CAN BE SUBMITTED FOR CONDITIONAL ZONING APPROVAL AS A ZERO LOT LINE DEVELOPMENT WITHOUT COMPLYING WITH THE PROVISIONS OF ARTICLE VIII, DENSITY DEVELOPMENT-CONDITIONAL ZONING DISTRICT. (EASTOVER)

1ST MOTION

The Planning and Inspections Staff recommends approval of Case No. P15-03 for a text amendment revising the zero lot line development criteria within the Town of Eastover based on the following:

1. If approved, the proposed amendment would exclude Density Development standards from being applied when a Zero Lot Line Conditional Zoning is submitted if the tract is five acres or less and contains no more than two dwellings; and
2. The amendment was recommended to the Eastover Town Council by the staff so that re-development/development of existing smaller residential parcels can be facilitated.

2nd MOTION

The Planning and Inspections Staff recommends the board find that approval of the text amendment in Case No. P15-03 is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, in particular with the Policies and Actions of: Policy Area 1: A More Diversified Local Economy; Policy Area 2: Well Managed Growth and Development; and Policy Area 7: Preserved Open Space and Rural Character. The proposed amendment is also consistent with the Eastover Detailed Land Use Plan as it will afford the town council the opportunity to ensure the rural character of the town is retained, which is the stated primary goal of the plan.

The staff further recommends the board find that approval of the text amendment is reasonable and in the public interest because the town council's vision has been to ensure growth is consistent with the community values that include the aforementioned, protecting existing trees where possible, and development patterns that provide mostly one to three acre single family lots.

Chair Hall opened the public hearing. There was no one present to speak in favor or in opposition of the request. Chair Hall closed the public hearing.

Mr. McLaurin made both of the motions referenced above, seconded by Mr. Pearce, to follow the staff recommendations and approve the request. The motions passed unanimously.

VII. PUBLIC HEARING CONSENT ITEM

REZONING CASE

P14-60. REZONING OF 11.20+/- ACRES FROM A1 AGRICULTURAL TO C2(P) PLANNED SERVICE AND RETAIL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3159 SANDEROSA ROAD, SUBMITTED BY JAMES M. COOPER ON BEHALF OF TEMPLE BAPTIST CHURCH, INC. (OWNER).

1st MOTION

The Planning and Inspections Staff recommends denial of the requested district of C2(P) Planned Service and Retail but approval of the O&I(P) Planned Office and Institutional district. The Planning and Inspections Staff further recommends the board find that approval of the O&I(P) Planned Office and Institutional district in Case No. P14-60 is generally consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for "urban fringe" at this location because the district requested will allow for a limited amount of neighborhood oriented non-residential uses on relatively large lots for an urban area. The request is also consistent with the Eastover Area Detailed Land Use Plan, which calls for "heavy commercial" at this location and the general area already contains several non-residential uses and will likely trend to more non-residential uses given the close proximity to I-95.

The staff also recommends the board further find that approval of the recommended rezoning is reasonable and in the public interest because the district requested for the subject property meets or exceeds the location criteria of the adopted Land Use Policies Plan, in that: *public water and sewer are desirable, public water is available; direct access to a public street is required, Sanderosa Road is a public street; if not developed in an office park, should serve as a transition between commercial and residential uses; and must be located on a sufficient site that provides adequate area for buffering, screening and landscaping.*

2nd MOTION

In addition to the above information, the Planning and Inspections Staff recommends the board approve Case No. P14-60 for O&I(P) Planned Office and Institutional based on the following :

- Approval of the request would be logical as it would provide sufficiently zoned office and institutional areas to accommodate the needs of County and Eastover area residents.

The applicant has verbally agreed with the staff recommendation. There are no other districts considered suitable for this request.

Mr. McLaurin made both of the motions referenced above, seconded by Mrs. Wheatley, to follow the staff recommendations and approve the rezoning request. The motions passed unanimously.

VIII.DISCUSSION

DIRECTOR'S UPDATE

Mr. Lloyd reminded the board about the Department Christmas luncheon.

IX. ADJOURNMENT

There being no further business, the meeting adjourned at 7:04 pm.