

MINUTES
March 5, 2002
7:00 p.m.

Members Present

John Gillis, Chair
Clifton McNeill, Vice-Chair
David Averette
Dallas Byrd
Charles Morris
Joe W. Mullinax
Jerry Olsen

Members Absent

Marion Gillis-Olion

Others Present

Barry Warren, Director
Thomas J. Lloyd
Donna McFayden
Barbara Swilley

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Vice-Chair McNeill delivered the invocation, and Chair Gillis led those present in the Pledge of Allegiance.

II. APPROVAL OF AGENDA/ADDITIONAL ITEMS

Chair Gillis asked that a Resolution supporting a Highway 401 project be added to the Discussion items. A motion was made by Mr. Olsen and seconded by Mr. Morris to approve the Agenda with the above addition. The motion passed unanimously.

III. PUBLIC HEARING DEFERRALS

There were no public hearing deferrals.

IV. ABSTENTIONS BY BOARD MEMBERS

There were no abstentions by Board members.

V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS

Mr. Lloyd read the Board's policy regarding public hearing time limits.

VI. CONSENT ITEMS

A. APPROVAL OF THE MINUTES OF FEBRUARY 19, 2002

A motion was made by Vice-Chair McNeill and seconded by Mr. Olsen to approve the Minutes of February 19, 2002 as written. The motion passed unanimously.

B. 02-045. CBP RESOURCES INC., M(P) SITE PLAN REVIEW ON THE SOUTH SIDE OF BELT BOULEVARD, EAST OF WILMINGTON HIGHWAY, IN AN M(P) DISTRICT FOR ALTERNATE REQUIREMENTS FOR THE FRONT YARD SETBACK, SECTION 12.45, "PLANNED COMMERCIAL AND INDUSTRIAL DISTRICTS," COUNTY ORDINANCE.

A motion was made by Mr. Averette and seconded by Mr. Byrd to follow the staff recommendation and approve the variance. The motion passed unanimously.

VII. PUBLIC HEARING ITEM

- A. P02-10: REZONING OF 5.96 ACRES FROM A1 TO RR, OR A MORE RESTRICTIVE ZONING DISTRICT, AT 8027 CARLOS ROAD, OWNED BY MR. AND MRS. J. M. HAIR.

Maps were displayed outlining the zoning and land use in the area. Mr. Lloyd said that this case was continued from the February 19, 2002 meeting in order for the staff to meet with the applicant to explain his alternatives. He then reported that the Planning staff recommended denial of the RR Rural Residential District and approval of the R40A Residential District based on the following:

1. The Planning Board has a policy that smaller tracts within the Farmland Protection Area are suitable for the R40 and R40A Residential Districts.

The Planning staff found that the subject property is also suitable for the R40 Residential District.

Mr. Michael Hair appeared before the Board and said that he wants to add four mobile home units to the property so that he could either sell the property or rent the units. He said that he would be satisfied with the R40A District as long as he could add the four units.

Mr. Morris asked if he no longer wanted the RR District. Mr. Hair said that he preferred RR, but R40A will be okay if he can have the number of units. He said that he would like to have one-acre lots. Mr. Lloyd said that six units would actually be allowed on the parcel with R40A zoning; however, one-acre lots would limit the number to five units.

No one appeared in opposition to the request.

The public hearing was closed.

A motion was made by Mr. Olsen and seconded by Mr. Averette to follow the staff recommendations and deny the RR Rural Residential District and approve the R40A Residential District.

Mr. Averette said if the new Private Street Ordinance is approved, Mr. Hair may only be allowed to have four mobile homes on the site on a dirt road. Chair Gillis said that it would depend upon how the land is divided because the R40A allows 40,000 square-foot lots, and it will be up to Mr. Hair to decide how he wants to divide the lots. Mr. Lloyd reminded the Board that they are to consider zoning, not use, when voting. Mr. Warren said that the staff felt that the R40A District is consistent with the zoning in the area.

Upon a vote on the motion, it passed unanimously.

VIII. FOR YOUR INFORMATION

A. SPRING LAKE SLIDE PRESENTATION – DONNA McFAYDEN

Mr. Warren explained a presentation that was prepared by Ms. McFayden. Several slides were projected showing the “before” and “after” views of how areas in Spring Lake look now and how they could look. Mr. Warren said that the pictures are tied in to the

recommendations made in the Spring Lake Land Use Plan that will be before the Board for public hearing in April. Mr. Warren explained that most of the pictures show how areas could look with landscaping, underground utilities and an effective sign ordinance.

Mr. Olsen asked about the cost of underground utilities. Mr. Warren said that the Town would have to work with the utility provider and make the change in steps. He added that grant funding is available to assist with many of the proposals. Chair Gillis said that there must be a motivating factor followed by funding. He said that the Town should encourage utilities to be placed underground as they are replaced. Mr. Olsen said that a similar proposal was made for the City of Fayetteville 20 years ago, and it didn't work.

Vice-Chair McNeill said that it is also difficult to get DOT to eliminate signs. He said that it will be a challenge to get DOT, who love their signs, to agree and utility companies to approve underground utilities at three times the cost. He said that the biggest challenge will be to sell the businesses on giving up their signs. Mr. Warren gave Rock Hill, South Carolina and Hendersonville, North Carolina, as examples where similar attempts were made. He said that both communities now are lovely village type towns where the businesses are thriving. He said hopefully the folks in Spring Lake are good business people and will recognize the value in beautifying the area and the additional business that can be created by the beautification efforts. Vice-Chair McNeill said that it would be important to get a lot of people to the table before the process begins. He said that there are people with the Institute of Government who could help sell it.

Mr. Olsen said that the sales people will have to sell the business people—not government. Mr. Warren said that the presentation can be a good tool, and the staff is available to help Spring Lake change their image in a positive manner.

B. RESOLUTION REGARDING US 401—CHAIR GILLIS

Chair Gillis said that Billy Davidson, Chamber of Commerce, called regarding economic development issues, and said there is an effort to accelerate the widening of U.S. 401. He said that the Rural Planning Organization (representatives from Harnett, Sampson, Bladen and Cumberland Counties) held their first meeting today and agreed that the County would benefit from the widening and asked for Planning Board support. Chair Gillis asked the Board to vote on a Resolution in support of the effort (see attached).

A motion was made by Mr. Olsen and seconded by Mr. Morris to approve the Resolution in support of accelerated widening of U.S. 401. The motion passed unanimously.

IX. ADJOURNMENT

There being no further business, the meeting adjourned at 8:00 p.m.