

Clifton McNeill, Jr.
Chair
Cumberland County

Charles C. Morris, Vice-Chair
Town of Linden
David Averette,
John M. Gillis, Jr.
Dr. Marion Gillis-Olion
Cumberland County



COUNTY of CUMBERLAND

Nancy Roy, AICP
Director
Planning & Inspections

Joe W. Mullinax,
Town of Spring Lake
Donovan McLaurin,
Wade, Falcon & Godwin
Frank Underwood,
Town of Stedman

Joint Planning Board

MINUTES
January 6, 2004

Members Present

Mr. Clifton McNeill, Chair
Mr. Charles Morris, Vice-Chair
Mr. David Averette
Mr. John M. Gillis
Mr. Donovan McLaurin
Dr. Marion Gillis-Olion
Mr. Frankie Underwood

Others Present

Ms. Nancy Roy, Director
Ms. J. Hope Barnhart
Ms. Maurizia Chapman
Mr. Will A. Denning
Ms. Dana Stoojenke
Mr. Joel Strickland
Ms. Barbara Swilley

I. INVOCATION AND PLEDGE OF ALLEGIANCE

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

Ms. Roy introduced Mr. Joel Strickland, the newest member of staff, working in the Transportation Section.

II. APPROVAL OF AGENDA/ADDITIONAL ITEMS

A motion was made by Mr. Mullinax and seconded by Mr. Gillis to approve the Agenda as presented. The motion passed unanimously. Dr. Olion was not present for the vote.

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

Ms. Roy explained the Board's policy regarding public hearing time limits.

VI. CONSENT ITEMS

A. APPROVAL OF THE MINUTES OF DECEMBER 16, 2003

A motion was made by Mr. Morris and seconded by Mr. Mullinax to approve the Minutes of December 16, 2003 as written. The motion passed unanimously. Dr. Olion was not present for the vote.

B. WADE STUDY AREA DETAILED LAND USE PLAN

Mr. Denning reviewed the maps containing the boundaries of the Wade Plan and proposed land use for the area. Mr. Denning indicated the various designated areas: one-acre residential lots, low-, medium- and suburban-density areas, planned industrial, office and institutional, farmland, commercial and open space. He also pointed out the streams and canals and pedestrian linkages and reviewed the Plan's recommended protection of each.

Mr. Joe Dixon, spokesperson for the Wade Citizen Group, said that the Plan should benefit the Town of Wade and express appreciation for the time that staff and the Board have put into the creation of the Plan.

Mr. Russell McLaurin, Wade resident, asked for explanations of the changes made to the originally proposed conversancy district along the Cape Fear River and designated industrial areas. Mr. Denning said that the changes were made after the Comprehensive Planning Committee reviewed the Plan and determined that the area between River Road and the Cape Fear River was a critical area, and it would be wise to keep industry east of the river. Another area originally designated for industrial use was deleted because when the original recommendation was made, it looked unlikely that sewer would be extended to the area, and that has changed. He said that a developer is planning to bring in sewer and develop the area. Mr. Denning also noted that the canal serves as a good buffer, and the developer asked that the property be zoned for residential use.

Chair McNeill added that the Committee felt that breaking the industrial site boundary at the canal was better planning than weaving it in and out of the homes in the area.

Mr. McLaurin said that in the original plan, industrial was all through the city limits and throughout an area recently zoned for residential use containing a church, residences and a trailer park and not feasible for industrial use.

Chair McNeill asked for an explanation of the various residential recommendations. Mr. Denning said that they consist of one-acre lots, suburban with two units per acre, low-density allows up to five units per acre, and farmland will allow one unit per two acres.

The public hearing was closed.

A motion was made by Mr. Underwood and seconded by Mr. Morris to approve the Wade Study Area Detailed Land Use Plan and forward it to the Town of Wade and County Commissioners for further action. The motion passed unanimously.

Chair McNeill announced that the Plan will go before the Commissioners on February 17, 2004.

VII. PRESENTATIONS

A.

Mr. David Nash, Planner for the City of Fayetteville, presented information on the following topics to the Board: 1) Change in development standards; 1) Changes in buffering requirements; and 3) Steps in preparation for annexation.

Mr. Nash said that the City met with representatives of the development community to hear their concerns about City standards. He said that they suggested that the City reexamine their standards and consider what Cumberland and the surrounding counties are doing. He said the City reassessed their standards: 1) in order to assure that new development continues to occur within the City; 2) to ensure that the regulations aren't so strict that they discourage development; and 3) to make sure that infrastructure is in place before development and to tighten drainage requirements.

Regarding curb and gutters, the City currently requires rolled concrete on all. They propose to change this based on density as is done in the County and would require that less than five units per acre use asphalt curb and gutter and five or more units per acre have rolled concrete curb and gutter.

Mr. Nash said that the sidewalk regulations will also be changed. He said that they are currently required on internal and abutting streets. Currently sidewalks are required on one side for all streets in a subdivision except cul-de-sacs. The proposal will again be based on density and require sidewalks on neighborhood collector streets only with five or less units per acre and follow the current requirements on subdivisions containing five or more units. The proposal will again be similar to what the County now requires. Mr. Nash explained that external or abutting streets (DOT paved streets) are currently required to have sidewalks. The proposal will be to require sidewalks only if the street contains curb and gutter.

Regarding drainage, Mr. Nash said that they City currently uses "best management practices" as a guide. He said that the proposal is to better define the term and provide developers with a standard set of plans for them to follow. He said that the proposals were made to provide the developers more flexibility and options and to tighten drainage requirements.

Mr. Nash reported that the Planning Commission considered the proposals on December 16, and they will be presented to the City Council on January 12. They may choose to adopt the standards, ask for further study or take no action at all.

Regarding buffering requirements, Mr. Nash said that they are looking at the buffering of commercial properties from residential use. He said that currently a six-foot solid fence is required between nonresidential and residential properties with the setback requirements. He said that there is no current

requirement on driveways, parking lots and accessory buildings, and the proposal will cut down on the negative impact of these. He said that the proposal will be to establish a buffer area to cover driveways, accessory buildings and parking lots not within the setbacks. He said that the “buffer area” will have clearly spelled out screening requirements. He said that no paving, parking or accessory buildings will be allowed, and grass will be well kept and free of litter. Mr. Nash acknowledged that this will make it difficult to develop for commercial use on smaller lots.

Mr. Nash reported that on the large annexation area, historically the City has adopted the closest possibly zoning to the current zoning; however, the City doesn't have A1, RR or CD districts, so they will have to create new districts to allow the uses, and they should be finished by June 30.

Ms. Roy said that this will be an opportunity for the City and County to look at each other's standards and work together so as not to reinvent the wheel.

Mr. Averette said that a 100-foot lot would not allow the proposals for buffering. Mr. Nash said that it depends on the setbacks. Ms. Roy said that the buffering will be required only on lots abutting residential property.

Mr. Averette asked if the City has estimates on the increased costs to develop with the proposals for buffering and storm water. Mr. Nash said that he hasn't heard of any research on this. Mr. Averette said no one is thinking about the average citizen—the proposals are geared to the upper economic level. Mr. Nash said if the work is done up front, it will be less costly because it will eliminate the need to retrofit. Mr. Averette pointed out that it would add \$3,000 to \$4,000 to the cost of each new home and added that the only way to do it would be through subsidizing.

Mr. Gillis said that the City included the developers on the meetings regarding changes in the development requirements, but buffering was not addressed. He said that the latest Homebuilders' newsletter said that the median price of a home in the City jumped \$2,500 and eliminated 500 to 600 people from becoming property owners based on income. He said that housing costs continue to escalate with the additional requirements, and unless median income keeps pace, a large segment of the population is being eliminated from home ownership.

B. WORK PRIORITIES

Ms. Roy said that nine months ago the Board had a goal setting session, and it is time to review some of the work done. The three main goals from the session were: 1) Zoning Ordinance rewrite; 2) County-wide Land Use Plan update; and 3) Makeup of the Board (joint planning with the City). She said on these important issues, the Board is on target.

In addition, three issues were addressed at the session: 1) Transportation; 2) Land Use; and 3) Water and Sewer.

Ms. Maurizia Chapman spoke on the **Transportation** issues in the County and said that the Transportation Section is working on nearly all of the areas that the board expressed concerns regarding. She said that they assisted with the planning process on the Wade Detailed Land Use Study. She said that Highway 13 is going to be a busy road once the Outer Loop is completed. Ms. Chapman said that the Rural Planning Organization (RPO) plans for the area outside of the Metropolitan Planning Organization (MPO) for Bladen, Harnett, Sampson and Cumberland Counties. She said that the RPO submitted Highway 13 from the Outer Loop through Sampson County for the Transportation Improvement Program. She said that activity nodes are planned along the Outer Loop. Regarding the Highway 24 Expansion included in the Stedman Land Use Plan, it has been included in the meetings in Raleigh. She said that the Transportation Advisory Committee (TAC) has adopted a policy that each time a road is widened, the first choice will be a four-lane divided boulevard as Highway 87 North in Spring Lake is to be. She said that the Transportation Section is looking at beautification of major corridors leading into the City. She said regarding the condition of roads within the County, Mr. Lloyd is addressing the private streets, and a master list has been created of public roads to be paved. She said that the MPO requested that the State consider placing sidewalks on new streets and improved roads. Ms. Chapman said that the Section is updating the Congestion Management Plan, and a computerized signal light system will be helpful. She said that they are continuing to work on Air Quality strategies—Fayetteville Transit is looking at reducing delays and extending the hours of service and routes. She said that a shuttle was provided from the mall to Fort Bragg during the Christmas holidays, and they are looking at providing this service throughout the year. She said that a main focus is to reduce congestion and improve air quality. Ms. Chapman said that \$301,000 in funding has been provided for FY2004 to help people without privately owned vehicles. She said that they are developing a database with these people and where they need to go and establishing a resource library. She said that the Community Transportation System motto is “a key to independence.”

Ms. Roy reported that regarding **Land Use**, there has been some progress in the creation of a new Land Use Plan for the entire County. She said that she and Jimmy Teal gave a presentation to the City/County Liaison Committee on Extra Territorial Jurisdictions, Municipal Influence Areas and Urban Services Areas, and another joint presentation is planned for the next meeting. She said if planning is performed jointly, there should still be separate zoning.

She said that the staff is updating the current Zoning Ordinance, and she and John Gillis created a very ambitious schedule to complete the update by the end of the fiscal year. She said three sections are ready for the Land Use Codes Committee, and they are currently working on density transfer options and mixed use. Ms. Roy added that the staff is also looking at an update of the Subdivision Ordinance with a focus on Conditional Uses and the Permitting process and how to enforce them. She said that Mr. Lloyd is proposing a reorganization to make sure that conditions on Conditional Use Permits are enforced. She added that the staff is also improving customer services.

Mr. Gillis said that possibly some synergy can take place because of annexation. He said that some City changes will align more closely with the County, and we need to make sure that our mixed use districts are similar to those in the City.

Mr. Tom Cooney, Public Utility Director, reported on **Water and Sewer** issues in the County. He said that his goal is to provide as much water and sewer to the County as possible. He said that the Commissioners authorized two County water districts, one in Linden and one in Vander. He said that the Linden project is moving forward; however, the Vander project is nearly dead in the water because many leaders in the area already have water through PWC. He said that he may try to extend lines. He said that Eastover has their own separate system and may extend. Mr. Cooney said that grant money has been received for Kelly Hills, and construction is to begin in March or April. He said that a petition for the Windridge Subdivision for water is to go before the Commissioners in March.

VIII. DISCUSSION

A. UPDATE ON COMPREHENSIVE PLANNING COMMITTEE—JOE MULLINAX

Mr. Mullinax reported that the Comprehensive Planning Committee met prior to the Planning Board meeting and approved a resolution to establish a Farmland Advisory Committee and submit it to the Commissioners.

The Committee motion to approve the resolution regarding the establishment of a Farmland Advisory Committee and submit it to the Commissioners was voted upon and passed unanimously.

Mr. Mullinax said that the Committee recessed until the call of the Moderator. He added that when Ms. Roy takes the resolution to the Commissioners, she will offer for the Comprehensive Planning Committee to work with the Farmland Advisory Committee to establish their bylaws.

B. LAND USE CODES COMMITTEE—JOHN GILLIS

Mr. Gillis reported that the Land Use Codes Committee would meet on January 20 at 6:00 p.m. to begin work on the Ordinance Revisions. He said that they would begin with the ground rules and definitions. He said that there will probably be flexibility with the meetings and the City, developers and other stakeholders would be invited to meetings when pertinent.

IX. ADJOURNMENT

There being no further business, the meeting adjourned at 8:30 p.m.