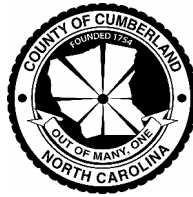


Charles C. Morris  
Chair  
Town of Linden  
Donovan McLaurin  
Vice-Chair  
Wade, Falcon & Godwin



Thomas J. Lloyd,  
Director

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

## COUNTY of CUMBERLAND

### *Planning and Inspections Department*

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

### MINUTES June 06, 2006

#### Members Present

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

#### Others Present

Mr. Tom Lloyd, Director  
Mr. Grainger Barrett,  
County Attorney

- I. INVOCATION AND PLEDGE OF ALLEGIANCE – Mr. Turner delivered the invocation and led those present in the Pledge of Allegiance.
- II. ADJUSTMENTS TO AGENDA – **A motion was made by Mrs. Piland, seconded by Mr. Turner, to accept the agenda. Unanimous.**
- III. ABSTENTIONS BY BOARD MEMBERS – There were no abstentions.
- IV. CONSENT ITEMS
  - A. APPROVAL OF THE MINUTES OF MAY 16, 2006 - **A motion was made by Mrs. Piland, seconded by Mr. Hostetter, to approve the minutes as written. Unanimous approval.**

#### PLAT & PLAN

- B. 06-096: CONSIDERATION OF TRINITY GARDENS, ZERO LOT LINE SUBDIVISION REVIEW, REQUEST FOR A WAIVER FROM SECTIONS 3.17.C "STREET DESIGN", CUMBERLAND COUNTY SUBDIVISION ORDINANCE, LOCATED ON THE EAST SIDE OF SR 1609 (W. REEVES BRIDGE ROAD), WEST OF US HWY. 401 (RAMSEY STREET)

**A motion was made by Mr. McNeill, seconded by Ms. Epler, to remove case 06-096 from Consent to Public Hearing. Unanimous approval.**

Mr. Lloyd reviewed case information for plat case 06-096. He stated that the waiver was for the length of the cul-de-sac and that the staff recommends approval based on the following: **1.** Because the size and shape of the subject property is long and narrow, and with the limitations in the Subdivision

Ordinance restricting connection to private streets, strict compliance with the provisions of the Ordinance would cause a special hardship to the property owner and be inequitable; **2.** The public purposes of the Subdivision and Zoning Ordinances would be served to an equal or greater degree with all proposed lots being provided adequate road frontage; and **3.** The property owner is not being afforded any special privileges denied to others since the preferred means of access is by right-of-way rather than “flag strips” which is the alternative commonly used for compliance of the frontage requirements in the Ordinances.

Mr. Lloyd stated that a Class “B” private street is required by the Ordinance with gravel or crusher run. He clarified that the only approval being granted through this case was the lot subdivision and the cul-de-sac length.

Discussion followed on private street standards, number of units allowed per street, flag lots, and fire hydrant placement.

Mr. Morris asked the petitioner, Ms. Bobbitt, if she understood that fire hydrant placement would be required. She stated that she would voluntarily agree to placement of a fire hydrant 500 feet from Ramsey Street.

Mr. Lloyd stated that the conditions could be amended to include requirement of fire hydrant placement. The Board agreed to add the condition.

**A motion was made by Mr. McNeill, seconded by Mr. McLaurin, to accept the staff recommendation and grant the waiver from section 3.17C with the added condition of requirement of a fire hydrant 500 feet from Ramsey St. Unanimous.**

Mr. McLaurin stated his disagreement with the current ordinance requirements regarding number of lots and units allowed per street. Mr. Lloyd stated that this subject had previously been addressed and that any change would have to be done as a revision.

## V. DISCUSSION

Mr. Lloyd presented information on the Sewer Extension Policy.

## VI. FOR YOUR INFORMATION

### A. DIRECTOR'S UPDATE

Mr. Lloyd advised the Board that the Nominating Committee had met prior to this evening's meeting.

## VII. ADJOURNMENT

**Mr. McNeill made a motion, seconded by Mrs. Piland, to adjourn the meeting at 8:50 p.m.**