

Charles C. Morris  
Chair  
Town of Linden  
Donovan McLaurin  
Vice-Chair

Wade, Falcon & Godwin  
Garland C. Hostetter,  
Town of Spring Lake  
Harvey Cain, Jr.,  
Town of Stedman



## COUNTY of CUMBERLAND

### *Planning and Inspections Department*

**MINUTES**  
OCTOBER 17, 2006

Thomas J. Lloyd,  
Director  
Cecil P. Combs,  
Deputy Director

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

#### *Members Present*

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

#### *Others Present*

Mr. Tom Lloyd, Director  
Mr. Cecil Combs,  
Deputy Director  
Ms. Patti Speicher  
Mrs. Annette Nunnery  
Ms. Donna McFayden  
Mr. Grainger Barrett,  
County Attorney  
Mr. Rick Moorefield, Asst.  
County Attorney

Vice-Chair McLaurin opened the meeting at the request of Chair Morris, who was delayed by a prior commitment.

#### VI. INVOCATION AND PLEDGE OF ALLEGIANCE

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

#### VII. ADJUSTMENTS TO AGENDA

Mr. Lloyd stated that P06-72 was being moved from Deferral to Public Hearing, P06-71 was being moved from Consent to Public Hearing, P06-80 was being moved to the end of the Public Hearing Items, and Plat & Plan case 06-149 was being moved from Consent to after the Public Hearings.

#### III. PUBLIC HEARING DEFERRALS

P06-72 was moved to Public Hearing.

#### IV. ABSTENTIONS BY BOARD MEMBERS

Mrs. Epler abstained from P06-64.

**A motion was made by Mr. McNeill and seconded by Mr. Cain to accept the adjusted agenda and abstention. Unanimous, with Mrs. Epler abstaining from the vote.**

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V. POLICY STATEMENT REGARDING PUBLIC HEARINGS

Mr. Lloyd read the policy statement regarding Public Hearings

VI. CONSENT ITEMS

A. APPROVAL OF THE MINUTES OF OCTOBER 3, 2006

**A motion was made by Mrs. Piland, seconded by Mrs. Epler, to approve the minutes as written. The motion passed unanimously.**

**REZONING CASES**

- C. P06-73: REZONING OF 1.34 ACRES FROM A1 TO A1A, ON THE SOUTH SIDE OF BUTLER NURSERY ROAD, EAST OF TWO RUT ROAD, OWNED BY DOROTHY T. TATUM OWNER.

Staff recommends approval of the A1A district based on the findings that the request is consistent with the 2010 Land Use Plan; and rezoning to the A1A district will bring this property into conformity. There are no other suitable rezoning districts to be considered for this request.

- D. P06-74: REZONING OF .91 ACRES FROM C1(P) TO C(P), AT 4591 CUMBERLAND ROAD, SUBMITTED BY GEORGE L. LOTT, OWNED BY GERALD CHAMBERS.

Staff recommends approval of the C(P) zoning district even though the request is not consistent with the 2010 Land Use Plan based on the findings that the request is consistent with the zoning and existing development in the area; the subject property is located on a major thoroughfare; which has recently been widened to five lanes; and public utilities are available and upon any re-development of the subject property, connection will be required. There are no other suitable rezoning districts to be considered for this request.

- E. P06-76: REZONING OF 2 PARCELS TOTALLING 4.53 ACRES FROM R40 TO R30 OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE SOUTH SIDE OF CLINTON ROAD, WEST OF THE SAMPSON COUNTY LINE, OWNED BY ROBERT L. NUNNERY JR.

Staff recommends approval of the R30 zoning district even though the request is not consistent with the 2010 Land Use Plan based on the findings that Sampson County water is available to the subject property; and the subject property is located on a major thoroughfare. There are no other suitable rezoning districts to be considered for this request.

- F. P06-77: REZONING OF A 3.45 ACRE PORTION OF A 55.75 ACRE TRACT FROM A1 TO R40 OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE NORTHWEST SIDE OF ALLIE COOPER ROAD, WEST OF SOUTH WEST STREET, OWNED BY HAROLD AND JOLENE MAXWELL.

Staff recommends approval of the R40 zoning district based on the findings that rezoning the property is consistent with the 2010 Land Use Plan; Falcon water is available to the subject property and upon development, connection will be required;

and R40 is a more restrictive zoning district than the current zoning. The A1A rezoning district is the only other zoning district to be considered for this request.

**A motion was made by Mrs. Epler, seconded by Mr. McNeill, to follow the staff recommendations and approve cases P06-73, P06-74, P06-76, P06-77 as submitted. Unanimous approval.**

## VII. PUBLIC HEARING ITEMS

### REZONING CASES

- A. P06-72: REZONING OF .6 ACRES FROM R6A TO C(P) OR TO A MORE RESTRICTIVE ZONING DISTRICT, AT 4469 SOUTH MAIN STREET, SUBMITTED BY LONNIE M. PLAYER, JR., ESQ., OWNED BY PURDUE DRIVE INVESTMENTS LLC.

Mr. Lloyd reviewed the site information and stated that the Staff recommends denial of the C(P) district based on the findings that the request is not consistent with the 2010 Land Use Plan and the C(P) district is not in character with the existing development in the immediate area. The Staff considered but also recommended denial of the C1(P) and the O&I(P) districts.

The Public Hearing opened. J. Thomas Neville, attorney, addressed the Board on behalf of the applicant and stated that Dr. Esensoy was amending his application to request O&I(P), not C(P). He stated that his client wanted to open a pediatric practice in Hope Mills. This would benefit Dr. Esensoy, his clients, and the people of Hope Mills, as there currently is no pediatric office in that area. Mr. Neville further stated that the site is in an area not currently suited for future residential use or growth. Under the O&I(P), renovation of the existing structure would keep the outside appearance of a residence while transforming the interior into an office setting. Mr. Neville stated that his client would be willing to entertain any specific conditions required by the Planning Staff.

Dr. Esensoy addressed the Board, stating his willingness to answer any questions.

Mr. McNeill asked if this rezoning would create a non-conforming structure. Mr. Lloyd answered that it would at C(P). Discussion followed on setbacks and renovations to the structure in both C(P) and O&I(P).

The Public Hearing closed. There was no opposition.

Mr. McNeill stated that while he agreed with the need for the business in that area, he was concerned with the non-conforming status. Mr. Lloyd stated that the status only pertained to the C(P) district. Mrs. Epler stated that she also agreed with the need in the area and did not believe that the rezoning or the pediatric practice would harm the character of the area.

**Mrs. Epler made a motion, seconded by Mr. Turner, to approve the amended request of O&I(P) . Unanimous.**

- B. P06-71: REZONING OF FOUR PARCELS TOTALLING 2.5 ACRES FROM R6 AND R6/MHO TO R5A OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE NORTHEAST SIDE OF MONT DRIVE, NORTHWEST OF HICKORY

STREET, OWNED BY CURTIS WORTHY. (SPRING LAKE)

Mr. Lloyd reviewed the case information and stated that Staff recommends approval of the R5A zoning district based on the findings that the request is consistent with the Spring Lake Area Detailed Land Use Plan; the request is consistent with the development in the area; and Spring Lake utilities are available to the subject properties. Mr. Lloyd also stated that there were no other suitable rezoning districts to be considered for this request. The Public Hearing opened.

Mr. Curtis Worthy, owner, addressed the Board and stated that his goal was to get the best use of the land. He wants to maximize the land use and also prepare for the BRAC population increase and housing demand.

Mr. Billy Manning spoke in opposition. He stated that he opposed the rezoning because 13 more apartments would overload the existing streets and create unsafe conditions.

Mr. Worthy stated in rebuttal that the traffic increase would be minimal. He thanked the Board for their time and consideration. The Public Hearing closed.

Mrs. Epler asked if a driveway permit would be required from the Town of Spring Lake. Mr. Lloyd replied affirmatively.

**Mrs. Piland made a motion, seconded by Mrs. Epler, to approve the R5A zoning district. Unanimous.**

Chair Morris joined the meeting at 7:35 p.m.

#### **CONDITIONAL USE DISTRICTS & PERMITS**

- A. P06-50: REZONING OF 73.21 ACRES FROM A1 TO R20/DD/CUD AND PERMIT OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED BETWEEN CEDAR CREEK AND A. B. CARTER ROADS, WEST OF WILLARD DRIVE, SUBMITTED BY MICHAEL J. ADAMS, OWNED BY J. O. CARTER, JR. ET AL.

Mr. Lloyd reviewed the case information and reminded the Board that this case had now been reviewed three times. At their regular meeting on July 18, 2006, the Planning Board asked the applicant to consider submission of a Density Development/ Conditional Use District (CUD) and Permit for the subject property. The applicant submitted a couple of different designs to Staff. When the design was finalized, it was presented to the full Staff. On September 19, 2006 the Staff recommended deferral of this case until an engineer-certified drainage plan was submitted to ensure no water runoff would occur onto the adjacent properties. After discussion with the applicant, the applicant chose to forward the case in its current state without the suggested drainage plan. Mr. Lloyd advised the Board that Staff recommends denial of this request, even though the request is consistent with the 2010 Land Use Plan, based on the findings that without an engineer-certified drainage plan, there is no assurance that this site can handle its own stormwater with no runoff occurring on adjacent properties; and several of the lots, especially on the northeast side of the development, are designed in areas with hydric soils, abating the original reason for the Density Development/CUD.

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Vice-Chair McLaurin reviewed quasi-judicial proceedings and swore in all speakers. Vice-Chair McLaurin also asked the Board members if they had any conflict with this case. None was voiced. He asked if any Board member had been contacted in any way regarding this case. There was no contact reported.

Attorney J. Thomas Neville, representing the developer, addressed the Board. He stated that his client had worked hard with staff to meet all of their requirements and would present the best possible use of the property. He stated that 40% of the site would remain undeveloped. His client has changed his initial zoning request from R15 to R20, and decreased his requested lot number down to 125, in order to satisfy concerns and meet ordinance requirements. Mr. Neville stated that the structures to be built would be upwards of the \$200,000 range and average approximately 2800 square feet. He further stated that he agreed with the need for engineered plans but that the cost was prohibitive and the disturbance of the land was unnecessary until the rezoning had been approved. At that point, his client would proceed with all required regulations. Mr. Neville stated that he was aware of opposition by a few adjacent property owners who were concerned with runoff. He assured the Board that he would address those concerns and follow all DEHNR approved plans. He further stated that the developer had earnestly worked with staff to meet all concerns and is in agreement with all required conditions.

Chair Morris asked if the client was entering into the plan voluntarily, subject to all conditions set before the Board. Mr. Neville stated that he was.

Discussion followed on stormwater plans and the disturbance of the land. Mr. Neville stated that he would comply with the Board's request to have the stormwater utility approve the drainage plans.

Mr. Lloyd advised the Board that Mr. Neville's concern with not disturbing the land to obtain engineered plans, prior to Board approval of the rezoning request, would be addressed in future ordinance changes. Mr. McNeill asked Mr. Lloyd if the staff denial changed after hearing that the agent, surveyor and landowner are in agreement to have the Stormwater Utility approve the plans. Mr. Lloyd stated that staff would now recommend approval.

John Alphin addressed the Board and stated that as an adjacent property owner and neighbor, he had no opposition to this rezoning and the he did not believe the development would harm the adjacent property owners or land. He asked the Board to consider approval of the request.

Michael Adams, surveyor, advised the Board that he was available for any questions.

George Hatcher, Sr. appeared in opposition. He advised the Board that just prior to the meeting, he had been given a copy of Ordinance related conditions the developer will have to follow. Mr. Hatcher stated that those conditions greatly relieved his concerns. Clear cutting of the land adjacent to his property had greatly increased problems on his own land with runoff and serious flooding. The stormwater requirements would remove his opposition to this case if the Board can assure that the conditions will be met and enforced.

Mr. Lloyd stated that the conditional use and permit requires that the ordinance regulations be met. He also referred the Board to the conditions which require

approval by the stormwater utility prior to the initiation of any building. Mr. Barrett reiterated that the conditional use district and permit requires that all conditions be met prior to issuance of any permits.

Chair Morris questioned Mr. Hatcher regarding the runoff problem he was concerned with and when the clearing of the adjacent land had occurred. Mr. Hatcher identified the parcels that had been cleared. It was determined that the property Mr. Hatcher referred to was the property being considered for rezoning.

Jessie Simmons addressed the Board in opposition. He stated that heavy rains already cause major problems with runoff on his property. He is concerned that increased building will further increase the drainage problems.

The Public Hearing closed.

Mr. McNeill asked for clarification that the site plan complies with block length requirements. Ms. Speicher replied that it did not, but that the Board or the County Commissioners could grant a waiver at their discretion. Mr. McNeill stated that he was concerned that the petitioner was asking for Board approval without being in compliance with existing Ordinance requirements and that the Board's decision would be based on the petitioner's promise to take care of the drainage problem without submitting plans. He stated that the Board would be in a better position to support the request if the plans could be reviewed.

Mrs. Epler stated that this case would be a first in requiring the stormwater utility to approve the plans prior to issuance of any permits.

Mr. Lloyd and Mr. Barrett both reminded the Board that the recommended staff conditions, as part of the conditional use permit, would provide assurance of maintenance and upkeep of the drainage plans. If adherence to the conditions should cause substantial changes to the site plan, then the petitioner would be required to return to the Board for review and approval of the revised site plan.

Mrs. Epler stated that the developer had been more than willing to work with the staff to meet all required conditions.

Mr. McNeill asked the surveyor if the wetlands shown on his plan had been so indicated by an engineer and if the pond was proposed or existing. Mr. Adams stated that an engineering firm had drawn up those plans, delineating the wetlands, and that the existing pond would remain and be enhanced.

**Mrs. Epler made a motion, seconded by Chair Morris, that the conditional use district is neither arbitrary nor unduly discriminatory and in the public interest and that the conditional use district should be approved. Unanimous approval.**

**Mrs. Epler made a motion, seconded by Chair Morris, that the conditional use district permit, if developed as submitted and subject to the conditions required, and voluntarily agreed to, will not materially endanger the public health and safety, will not substantially injure the value of adjoining or abutting property, will be in harmony with the area in which it is to be located, will be in conformity with the Land Use Plan, Highway Plan and other plans officially adopted by the Board**

**of Commissioners and that it be approved according to the conditions listed.  
Unanimous approval.**

The Board recessed for 10 minutes. Chair Morris presided over the remainder of the meeting. Mrs. Epler did not reenter the room.

- B. P06-64: REZONING OF 11.72 ACRES FROM A1 TO M(P)/CUD AND PERMIT OR TO A MORE RESTRICTIVE ZONING DISTRICT TO ALLOW NEW AND USED MOTOR VEHICLE (AUTO, TRUCK & TRAILER), EQUIPMENT, PARTS AND TIRE SALES (RETAIL & WHOLESALE), TOOL AND EQUIPMENT RENTAL, MOTOR VEHICLE (TRUCKS, CARS, BOAT, RV & FARM EQUIPMENT) AND EQUIPMENT REPAIR, TIRE INSTALLATION AND BODY WORK (GARAGE), OFFICE, JUNKYARD-SALVAGE AND STORAGE OF MOTOR VEHICLES, PARTS AND EQUIPMENT, WRECKER SERVICE, MOBILE SERVICE VEHICLE, AND FABRICATION AND WELDING, ON TEMPLEOAK AVENUE, NORTH OF MACEDONIA CHURCH ROAD, OWNED BY JAMES D. SMITH.

Mr. Lloyd reviewed the case information and stated that this case had previously been deferred to allow the applicant to revise his application to include all of his intended uses. He noted that an existing violation had been open on this property for over a year. Mr. Lloyd stated that Staff recommended denial of the M(P)/CUD and Permit at the September 12<sup>th</sup> meeting based on the findings that the district is inconsistent with the 2010 Land Use Plan which calls for farmland at this location; consideration of the M(P) district for this area is arbitrary and would not serve a viable public interest; and the degree of difference in uses allowed between the existing surrounding zoning and the proposed zoning, qualify this request as being unreasonable. Staff also recommended denial of the Conditional Use Permit based on the findings that the use is a danger to the public health and safety due to the possibility of fluids leaching into soils in an area comprised of private, individual wells; the use is not in harmony with the area in which it is located; and the degree of difference in this specific use requested as related to the existing surrounding uses makes this request unreasonable. The applicant has revised his application to include additional uses and has amended the site plan. Staff again recommends denial. In addition to the reasons listed above, the additional uses further increase the incompatibility with the surrounding area.

Chair Morris swore in James D. Smith, the owner of the property. He stated that his plan has always been to retire from his full-time business and work at home to be with his family. He listed the uses he was requesting to be allowed.

Lisa Dicker, duly sworn, addressed the Board. She stated that the owner was her father and that she planned to work with him. She further stated that they could and would meet all required conditions. She stated that she was aware of the findings of fact that must be met before the Board could grant a conditional use permit and that she and her father could meet those requirements. She stated that their business would not endanger the public health or safety because they would carefully follow the conditions. Rodents would not be a concern because they already had a termite control contract and would continue that contract to make sure that there were no rats or snakes on their property. She stated that no oil or fluids would be drained from the vehicles on the property. Ms. Dicker stated that the use would be in harmony with the area and vehicles would be kept from view with a fence, required by the conditions. Ms. Dicker stated that value of adjoining property would not be hurt and she presented a notarized statement from a realtor attesting to that fact. She stated that the home and business would be in conformity with the Land Use Plan and other plans in place. She asked to submit notarized statements detailing the fact that the proposed business would have no negative effects on the area. Mr. Barrett advised Ms. Dicker that she could have the statements submitted but that the Board could not consider

any of the information contained within the statements when making their decision because the persons who signed the statements were not present. The statements were entered into the record and Ms. Dicker presented the information. She also distributed a transportation report showing that her business would not negatively affect the traffic flow or generation in the area. Ms. Dicker asked and was granted permission to display a show of support from the audience by asking them to stand. Approximately thirteen children and adults stood in support of the request. Ms. Dicker asked the Board to allow her the opportunity to work with her father in a family owned business.

Wilton Smith, duly sworn, spoke in opposition. He stated that he did not accept that this retirement business had always been the family's plan, as there had been two prior rezoning requests for different reasons, over the past years. He and his neighbors had successfully opposed those requests. Mr. Smith voiced his concern over the existing zoning violation on the property and questioned who would prevent future violations and enforce compliance with the conditional use permit. He was very concerned with rodent infestation and spread of disease. Mr. Smith stated that the number of people who opposed this request greatly outnumbered those who supported it.

Dr. Thomas Durr, duly sworn, told the Board that he did not begrudge anyone the opportunity of making an honest dollar for their hard work, but not at the expense of another's health and safety. He expressed his concern with the appearance of the Board's willingness to spot zone A1 property in this part of the county. He was also concerned with the existing violation on the property and noted that the staff recommendation already verifies that the conditions of approval cannot be met.

Stacy Houston, duly sworn, stated that as an adjacent property owner, he opposed the rezoning because of the negative changes that this business would cause to his property. He stated that the property already appeared to be a junkyard and that a fence would not alter that fact. He stated that the business would decrease the value of his home and that this predominantly residential area needs to be protected. Mr. Houston asked the Board to exercise their authority and protect the homeowners in this area by denying the request.

James Smith declined the opportunity to speak in rebuttal. The Public Hearing closed.

Mr. McNeill asked the applicant to explain the existing violation on his property. Mr. Smith stated that over the years he had occasionally repaired cars at his home and that he was not aware that he could not do that without a permit until he was cited for the violation. He verified that some vehicles had been there for 10 years but stated that no fluids had ever been drained at that location.

Mr. Turner asked for clarification of the uses allowed in the requested zoning district. Mr. Lloyd stated that, regardless of the zoning district, only those uses specifically listed in the conditional use permit application would be allowed.

**Mr. McNeill made a motion, seconded by Mrs. Piland, to deny the Conditional Use District and permit application request. Unanimous approval, with Mrs. Epler abstaining from the vote.**

Mrs. Epler reentered the room.

#### **TRANSPORTATION DRAFT**

D. 2007-2013 METROPOLITAN TRANSPORTATION IMPROVEMENT PROGRAM (MTIP)

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DRAFT

Mrs. Maurizia Chapman addressed the Board on behalf of the County's Transportation Section and presented the 2007-2013 MTIP Draft. Mrs. Chapman stated that North Carolina Law requires that the Public Hearing be held to allow for public comment. No speakers had signed up for or against the plan and there were no questions or comments from the Board.

**Mrs. Piland made a motion, seconded by Mrs. Epler, to open and close the Public Hearing. Unanimous approval.**

- C. P06-80: REVISIONS, AMENDMENTS AND UPDATES TO THE CUMBERLAND COUNTY ZONING ORDINANCE FOR THE CUMBERLAND COUNTY JOINT PLANNING BOARD'S ONE YEAR REVIEW OF THE JUNE 20, 2005 ORDINANCE.

Mr. Lloyd reviewed the revisions and amendments to the Ordinance and stated that this public hearing was part of the process in the one-year Zoning Ordinance review. The Land Use Codes Committee had met on three occasions to review the Ordinance and address the needs as presented by Staff.

The Public Hearing opened. Mr. John Gillis, addressed the Board and thanked the Committee for addressing the problem areas in the Ordinance, specifically with the R10 district. He stated that he appreciated their efforts and their work. Mr. Gillis asked for clarification of the changes regarding day care centers. Mr. Lloyd stated that the change addressed the more commercial nature of day care facilities and was not written to deter or prohibit small home day cares. Mr. Gillis again thanked the Board and Staff and stated that as a member of the Home Builders Association, he looked forward to working with Staff on revisions to the Subdivision Ordinance.

The Public Hearing closed. No one appeared in opposition.

Mr. McNeill asked that the words "medium-sized" be removed from Article III, Section 304.

Commissioner Wheatley expressed her concern with allowing day care centers to be permitted without any clearer restrictions than are written in the Ordinance. She stated that day care centers should be considered as more of a commercial-type business and regulated as such. Discussion followed on operation and regulation of day care facilities and the differences between home day cares and centers.

**Mrs. Epler made a motion, seconded by Vice-Chair McLaurin, to approve the one-year revision and amendment to the Cumberland County Zoning Ordinance as submitted, with the additional change of deleting the words "medium-sized" from Article III, Section 304. Unanimous approval.**

Mr. Lloyd stated that the billboard issue referred to in the staff recommendation was not part of the Ordinance revision and should be removed and returned to the Land Use Codes Committee for discussion.

**Chair Morris made a motion, seconded by Mrs. Epler, to remove the Billboards attachment from the submitted revision and amendment and return it to the Land Use Codes Committee for review. Unanimous approval.**

**PLAT & PLAN CASE**

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- G. 06-149: CONSIDERATION OF CLARK PARK – MARK GAINEY PROPERTY, GROUP DEVELOPMENT REVIEW, REQUEST FOR A WAIVER FROM SECTIONS 3.20.2 “MUNICIPAL INFLUENCE AREA COMPLIANCE”, CUMBERLAND COUNTY SUBDIVISION ORDINANCE, LOCATED ON THE EAST SIDE OF SR 12420 (CREECH DRIVE), SOUTH OF ROSSER ROAD.

Mr. Lloyd reviewed the case information and stated that the case was pulled from the Consent Agenda for discussion because of a lack of documentation from the Town of Spring Lake. Ms. Speicher stated that she had received verbal comments from the Town’s Planning Director, Tom Spinks, but had received nothing in writing. She stated that County Staff recommended approval of the waiver, but Mr. Spinks had expressed concern with setting a precedent, though he did not submit any documentation to indicate approval or denial of the waiver request.

Discussion followed on the Town of Spring Lake’s Ordinance requirements and their zoning districts.

**Mr. Hostetter made a motion, seconded by Mr. McNeill, to approve the request for a waiver from Sections 3.20.2, based on the findings that the size of the tract to be subdivided, its topography, the condition or nature of the adjoining areas, and the existence of other unusual physical conditions prohibit strict compliance with the provisions of the Ordinance. In granting the waiver, the purpose of the zoning and subdivision ordinance would be served to an equal or greater degree, would not afford a special privilege denied to others, and would not cause an unnecessary hardship to adjacent property owners. Unanimous approval.**

#### VIII. DISCUSSION

Commissioner Wheatley asked for an update on the status of the Town of Hope Mills rejoining the Planning Board. Discussion followed on the number of members who would represent the Town and on the amount of case work that would be generated. Chair Morris expressed his concern with not having an updated set of by-laws. Mr. Lloyd stated that a draft of the by-laws was in progress and that he would contact Mr. Barrett to obtain a copy of that draft for the Board to review.

#### IX. FOR YOUR INFORMATION / DIRECTOR’S UPDATE

#### X. ADJOURNMENT

There being no further business, the meeting adjourned at 10:00 p.m.