

Charles Morris,  
Chair  
Town of Linden

Diane Wheatley,  
Vice-Chair  
Cumberland County

Jami McLaughlin,  
Town of Spring Lake  
Harvey Cain, Jr.,  
Town of Stedman

Donovan McLaurin,  
Wade, Falcon & Godwin



Thomas J. Lloyd,  
Director

Cecil P. Combs,  
Deputy Director

Vikki Andrews,  
Carl Manning,  
Lori Epler,  
Cumberland County

Benny Pearce,  
Town of Eastover

Patricia Hall,  
Town of Hope Mills

*Planning & Inspections Department*

**MINUTES**  
December 20, 2016

**Members Present**

Mr. Charles Morris, Chairman  
Ms. Patricia Hall  
Mr. Benny Pearce  
Dr. Vikki Andrews  
Mrs. Lori Epler  
Mrs. Jamie McLaughlin  
Mr. Donovan McLaurin  
Mrs. Diane Wheatley  
Mr. Harvey Cain, Jr.

**Members Absent**

Mr. Carl Manning

**Others Present**

Mr. Cecil Combs  
Ms. Patricia Speicher  
Ms. Donna McFayden  
Mrs. Hope Page  
Mr. Rick Moorefield,  
County Attorney

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Hall delivered the invocation and Mrs. Epler led those present in the Pledge of Allegiance.

II. APPROVAL OF / ADJUSTMENTS TO AGENDA.

**Mrs. Epler made a motion to accept the agenda as submitted, seconded by Dr. Andrews. Unanimous approval.**

III. PUBLIC HEARING WITHDRAWAL

**P15-31. REZONING OF .73+/- ACRE FROM R10 RESIDENTIAL TO O&I(P) PLANNED OFFICE AND INSTITUTIONAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2444 AND 2448 HOPE MILLS ROAD, SUBMITTED BY RAFFAELLA AND MICHELE MASSA (OWNERS).**

**Mrs. Epler made a motion to approve the withdrawal, seconded by Mrs. Wheatley. Unanimous approval.**

IV. ABSTENTIONS BY BOARD MEMBERS

Mrs. Epler abstained from Case P17-03.

V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS

None

VI. APPROVAL OF THE MINUTES OF NOVEMBER 15, 2016

**Mr. McLaurin made a motion to accept the minutes as submitted, seconded by Ms. Hall. Unanimous approval.**

VII. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

- A. **P16-48.** REZONING OF 3.66+/- ACRES FROM C(P) PLANNED COMMERCIAL TO A1A AGRICULTURAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 5208 NC HWY 87 S AND THE ADJACENT TRACT TO THE SOUTH, SUBMITTED BY BETTY BENNETT WALTERS (OWNER) AND DONALD LEE WALTERS (AGENT).

**1<sup>st</sup> MOTION**

The Planning and Inspections Staff recommends the board find that while approval of the request is not consistent with the adopted *2030 Growth Strategy Map*, which calls for “urban” at this location, it is consistent with the text of the Growth Vision Plan in that approval would be keeping with the existing character of the area. The request is also not consistent with the South Central Land Use Plan which calls for “heavy commercial,” but could be found suitable as stated above.

The staff recommends the board further find that approval of this 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: *individual well and septic systems are allowed; could be located in any defined critical area as defined by the Fort Bragg Small Study Area; desirable to be limited to one unit per acre in areas with hydric soils and severe septic tank limitations; desirable to not be located in an area that is a prime industrial site and may be outside the Sewer Service Area.*

**2<sup>nd</sup> MOTION**

In addition to the above information, the Planning and Inspections Staff recommends the board approve Case No. P16-48 for the A1A Agricultural district based on the following:

- The district requested will allow for land uses and lot sizes that exist on the subject property and in the general area.

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

- B. **P17-01.** REZONING OF 2.07+/- ACRES FROM R40 RESIDENTIAL/CU CONDITIONAL USE TO ALLOW A MANUFACTURED HOME TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 815 FRED HALL ROAD, SUBMITTED BY DELVIN S. MCALLISTER (OWNER).

**1<sup>st</sup> MOTION**

The Planning and Inspections Staff recommends the board find that approval of the request is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for “community growth” development at this location. While the request is not entirely consistent with the Stedman Land Use Plan, which calls for “suburban residential” development, it could be found suitable as approval would be keeping with the existing character of the area.

The staff recommends the board further find that approval of this 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: *individual well and septic systems are allowed; could be located in any defined critical area as defined by the Fort Bragg Small Study Area; desirable to be limited to one unit per acre in areas with hydric soils and severe septic tank limitations; desirable to not be located in an area that is a prime industrial site and may be outside the Sewer Service Area.*

**2<sup>nd</sup> MOTION**

In addition to the above information, the Planning and Inspections Staff recommends the board approve Case No. P17-01 for R40A Residential based on the following:

- The district requested will allow for land uses and lot sizes that exist on the subject property and in the general area.

The R40 Residential district could also be considered suitable at this location.

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

CONDITIONAL ZONING DISTRICT

- C. **P17-03.** REZONING OF .59+/- ACRES FROM O&I(P) PLANNED OFFICE & INSTITUTIONAL TO C2(P) PLANNED SERVICE & RETAIL/CZ CONDITIONAL ZONING FOR RESTAURANT WITH DRIVE-IN OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3220 & 3218 N MAIN STREET, SUBMITTED BY GODFREY & BOLANLE ONIME INDIVIDUALLY AND ON BEHALF OF GDO PROPERTIES, LLC (OWNERS) & RISHI SHAH (AGENT). (HOPE MILLS)

**1<sup>st</sup> MOTION**

The Planning and Inspections Staff recommends the board find that approval of the request is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for “urban” development at this location. The request is also consistent with the Southwest Cumberland Land Use Plan, which calls for “heavy commercial” development.

The staff recommends the board further find that approval of this 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 required, PWC water and sewer available; must have direct access to a collector street, NC HWY 59 is a principal arterial street & Golfview Road is a minor arterial street ; should serve as a transition between heavy commercial, office & institutional or residential development, there are a mix of land uses and zoning districts in the area; should provide convenient goods and services to the immediate surrounding neighborhood & may be located in an activity node or in a designated heavy commercial area.*

**2<sup>nd</sup> MOTION**

In addition to the above information, the County Planning Staff recommends the board approve Case No. P17-03 for C2(P) Planned Service and Retail/CZ Conditional Zoning based on the following:

- The district requested will allow for similar nonresidential land uses for a restaurant with drive-in that exist in the general area.

There are no other districts considered suitable at this location for this request. The property owner has voluntarily agreed to all “Ordinance Related Conditions.”

**Mr. McLaurin made both of the motions referenced above, seconded by Mrs. McLaughlin, to follow the staff recommendations and approve the rezoning request. The motions passed unanimously, with Mrs. Epler abstaining from the vote.**

VIII. PUBLIC HEARING CONTESTED ITEMS

None

IX. DISCUSSION

DIRECTOR'S UPDATE

- Mr. Combs updated the Board about the County Commissioners' meeting regarding the contentious case heard by the Planning Board the previous month.

XI. ADJOURNMENT

There being no further business, the meeting adjourned at 7:06 pm.