

Diane Wheatley,
Chair,
Cumberland County

Carl Manning,
Vice-Chair
Cumberland County

Jami McLaughlin,
Town of Spring Lake

Jordan Stewart.,
Town of Stedman

Vacant
Wade, Falcon & Godwin

Thomas Lloyd,
Town of Linden



CUMBERLAND
COUNTY
NORTH CAROLINA

Planning & Inspections Department

Rawls Howard,
Director

Vacant,
Deputy Director

Vikki Andrews,
Lori Epler,
Cumberland County

Stan Crumpler,
Town of Eastover

Patricia Hall,
Town of Hope Mills

MINUTES
October 15, 2019

Members Present

Mrs. Diane Wheatley – Chairman
Mr. Carl Manning – Vice-Chair
Mr. Jordan Stewart
Ms. Patricia Hall
Mr. Thomas Lloyd
Mrs. Jamie McLaughlin
Mrs. Lori Epler
Mr. Stan Crumpler

Members Absent

Dr. Vikki Andrews

Others Present

Mr. Joel Strickland
Ms. Annie Melvin
Mr. Edward Byrne
Mrs. Laverne Howard
Mr. Rick Moorefield,
County Attorney
Mr. Rawls Howard,
Planning Director

I. INVOCATION AND PLEDGE OF ALLEGIANCE

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

II. APPROVAL OF / ADJUSTMENTS TO AGENDA

There were none.

Mrs. McLaughlin made a motion seconded by Mrs. Epler to approve the agenda as submitted. Unanimous approval.

III. PUBLIC HEARING WITHDRAWAL / DEFERRAL

There were none.

IV. ABSTENTIONS BY BOARD MEMBERS

There were none.

V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS

Mr. Strickland read the policy statement.

VI. APPROVAL OF THE MINUTES OF SEPTEMBER 17, 2019

Mrs. Epler made a motion, seconded by Mr. Manning to approve the minutes as submitted.

VII. PUBLIC HEARING CONSENT ITEM

- A. **P19-40.** REVISION AND AMENDMENT TO THE HOPE MILLS SUBDIVISION ORDINANCE AMENDING ARTICLE IV DEVELOPMENT IMPROVEMENT AND DESIGN STANDARDS, SECTION 86A-405. SIDEWALKS AND WALKWAYS., SUB-SECTION A. SIDEWALKS AND WALKWAYS REQUIRED; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (HOPE MILLS)

In Case P19-40, the Planning & Inspections staff recommends approval of the text amendment to the Hope Mills Subdivision Ordinance, which, if approved, would not require sidewalks for new group developments within an existing approved subdivision that did not originally require sidewalks, and find:

- a. The approval is an amendment to the Southwest Cumberland Land Use Plan (2014); and the Board of Commissioners shall not require any additional request or application for amendment to the comprehensive plan for this request.
- b. The following change in conditions was considered in amending the subdivision ordinance to meet the development needs of the community: the requirement of sidewalks in existing residential subdivisions initially approved without sidewalks due to a group development creates a “sidewalk to nowhere” situation.
- c. And, this text amendment approval is reasonable and in the public interest because it will alleviate the burden of installing a sidewalk on one property in an existing subdivision where no other sidewalk installation was required.

Additionally, this amendment was prepared and submitted by the Town of Hope Mills.

This proposed text amendment would not cause any changes to the Southwest Cumberland Land Use Plan map.

Additionally, this amendment was prepared and submitted by the Town of Hope Mills.

In Case P19-40, Mrs. Epler made a motion, seconded by Ms. Hall to recommend approval of the text amendment to the Hope Mills Subdivision Ordinance, which, if approved, would not require sidewalks for new group developments within an existing approved subdivision that did not originally require sidewalks, and find: a) The approval is an amendment to the Southwest Cumberland Land Use Plan (2014); and the Board of Commissioners shall not require any additional request or application for amendment to the comprehensive plan for this request; b) The following change in conditions was considered in amending the subdivision ordinance to meet the development needs of the community: the requirement of sidewalks in existing residential subdivisions initially approved without sidewalks due to a group development creates a “sidewalk to nowhere” situation. c) And, this text amendment approval is reasonable and in the public interest because it will alleviate the burden of installing a sidewalk on one property in an existing subdivision where no other sidewalk installation was required. Unanimous approval.

VIII. PUBLIC HEARING CONTESTED ITEM

REZONING CASE

- B. **P19-39.** REZONING OF 1.12+/- ACRES FROM R6A RESIDENTIAL & R10 RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED SOUTH OF SR 1003 (CAMDEN ROAD), WEST OF SR 1374 (STATE STREET); SUBMITTED BY PHILLIP N. SMITH & DORIS A. ROSS (OWNERS) AND MARK CANDLER ON BEHALF OF CANDLER & ASSOCIATES, INC. (AGENT). (HOPE MILLS & COUNTY)

Mr. Byrne presented the case information and photos.

In Case P19-39, the Planning and Inspections Staff recommends approval of the rezoning from R6A Residential & R10 Residential to C(P) Planned Commercial within the town limits of Hope Mills and find this portion of the request is consistent with the adopted Southwest Cumberland Land Use Plan (2013) which calls for “heavy commercial” at this location, the C(P) Planned Commercial district is classified as “heavy commercial”; and further find that approval of the this portion of the request is reasonable and in the public interest because the subject properties generally meet the location criteria for heavy commercial as designated within the Land Use Policies plan (2009) and the request

is in harmony with the existing commercial zoning along the south side of Camden Road.

In addition, the Planning and Inspections Staff recommends denial of the rezoning from R6A Residential to C(P) Planned Commercial within the County's jurisdiction and find this portion of the request is not consistent with the adopted Southwest Cumberland Land Use Plan (2013) which calls for "medium density residential" at this location; and further find that denial of this portion of the request is reasonable and in the public interest because it will prevent encroachment of heavy commercial too far into an established residential area.

There were people present to speak in favor.

Public Hearing opened.

Mark Candler spoke in favor. Mr. Candler stated that they have acquired interest in the area. There are a total of six neighbors who are interested and may want to come in commercially at a later date. We are trying to acquire a mass amount of property for future development that could pose as medical use.

Mrs. Epler asked Mr. Candler if they had approached Department of Transportation (DOT) about a driveway permit.

Mr. Candler stated that he has spoken to DOT but has not acquired a driveway permit.

Mrs. Epler asked if DOT told them that if they tried to develop the first two properties, they would not issue a driveway permit?

Mr. Candler said that was correct, they need more land and that's where they're heading.

Mr. Phil Smith spoke in favor. Mr. Smith gave some background history on the subject property.

Mr. Stewart asked Mr. Smith if he had spoken to any neighbors and if there was any opposition to the request.

Mr. Smith said they're not here.

Public Hearing closed.

In Case P19-39, Mrs. Epler made a motion, seconded by Mr. Lloyd to approve the rezoning from R6A Residential & R10 Residential to C(P) Planned Commercial within the town limits of Hope Mills and find this portion of the request is consistent with the adopted Southwest Cumberland Land Use Plan (2013) which calls for "heavy commercial" at this location, the C(P) Planned Commercial district is classified as "heavy commercial"; and further find that approval of the this portion of the request is reasonable and in the public interest because the subject properties generally meet the location criteria for heavy commercial as designated within the Land Use Policies plan (2009) and the request is in harmony with the existing commercial zoning along the south side of Camden Road. Unanimous approval.

In addition, Mrs. Epler made a motion, seconded by Mr. Lloyd to recommend denial of the rezoning from R6A Residential to C(P) Planned Commercial within the County's jurisdiction and find this portion of the request is not consistent with the adopted Southwest Cumberland Land Use Plan (2013) which calls for "medium density residential" at this location; and further find that denial of this portion of the request is reasonable and in the public interest because it will prevent encroachment of heavy commercial too far into an established residential area. Unanimous approval.

IX. DISCUSSION

- Chair Wheatley presented Mr. Strickland with a plaque of appreciation for his time as the Acting Director.
- Mr. Strickland introduced Mr. Rawls Howard, the new Director to the Board.
- Will schedule Comprehensive Planning Committee meeting for October 21, 2019.

X. ADJOURNMENT

There being no further business, the meeting adjourned at 7:47 pm.