

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

Thomas J. Lloyd,
Interim Director

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

TENTATIVE AGENDA

MARCH 21, 2006
7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING DEFERRALS
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. CONSENT ITEMS
 - A. APPROVAL OF THE MINUTES OF MARCH 7, 2006

REZONING CASE

- B. P06-08: REZONING OF 12 PARCELS TOTALING 59 AC FROM A1 TO R40A OR A MORE RESTRICTIVE ZONING DISTRICT, E OF SANDEROSA RD, ON BEN MCNATT RD, SUBMITTED BY ROBERT MCNATT, OWNED BY BEN MCNATT HEIRS.

AMENDMENTS

- C. P06-17: REVISION & AMENDMENTS TO THE STEDMAN ZONING ORDINANCE, BY CREATING SECTION 9.2.1. SIGNS EXEMPT FROM REGULATION & AFFECTING SECTION 10.2. (STEDMAN)
- D. P06-20: REVISION & AMENDMENT TO SPRING LAKE CODE OF ORDINANCES, CH 153, MOBILE HOMES & MOBILE HOME PARKS CODE & CH 156, ZONING CODE, § 156.035, DISTRICT USE REGULATIONS, REGARDING MANUFACTURED/MOBILE HOMES & RELATED SECTIONS AS APPLICABLE. (SPRING LAKE)

VII. PUBLIC HEARING ITEMS

CONDITIONAL USE DISTRICT & PERMIT

- A. P06-10: REZONING OF .72 AC FROM RR TO C(P)/CONDITIONAL USE DISTRICT & PERMIT TO ALLOW MOTOR VEHICLE SALES AT 8229 KING RD SUBMITTED BY ROBERT M BENNETT OWNED BY SHERMAN & MARY S DAVIS.

REZONING CASES

- B. P06-16: REZONING OF 2 PARCELS TOTALING 4.67 AC FROM A1 & C(P) TO R40 OR MORE RESTRICTIVE ZONING DISTRICT S OF CLINTON RD W OF THE COUNTY LINE OWNED BY ROBERT L NUNNERY JR.
- C. P06-19: REZONING OF .61 AC FROM RR TO C1(P) OR MORE RESTRICTIVE ZONING DISTRICT AT 6630 WALDOS BEACH RD OWNED BY MARVIN C & LILLIE M WILKINS.

VIII. DISCUSSION

IX. FOR YOUR INFORMATION

- A. INTERIM DIRECTOR'S UPDATE

X. ADJOURNMENT

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MINUTES MARCH 7, 2006

Members Present

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

Others Present

Mr. Tom Lloyd, Interim
Director
Ms. Donna McFayden
Ms. BJ Cashwell
Mr. Grainger Barrett, County
Attorney

VIII. INVOCATION AND PLEDGE OF ALLEGIANCE

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

IX. ADJUSTMENTS TO AGENDA

Mr. McNeill asked that the Administrative Committee Report be added to the Agenda. Chair Morris said it would be added as Item "A" under Discussion. A motion was made by Mr. McNeill and seconded by Ms. Epler to approve the Agenda as amended. The motion passed unanimously.

X. ABSTENTIONS BY BOARD MEMBERS

There were no abstentions.

XI. CONSENT ITEMS

A. APPROVAL OF THE MINUTES OF FEBRUARY 21, 2006

A motion was made by Ms. Epler and seconded by Mr. Turner to approve the Minutes of February 21, 2006 as written. The motion passed unanimously.

PLAT & PLAN

- B. CASE 06-040: CONSIDERATION OF S & S DRY CLEANERS, C1(P) SITE PLAN REVIEW, REQUEST FOR ALTERNATE YARD REQUIREMENTS, FROM SECTION 1102.H. "YARD REGULATIONS", CUMBERLAND COUNTY ZONING ORDINANCE, LOCATED ON THE WEST SIDE OF NC HWY. 210N (LILLINGTON HWY.), NORTH OF SR 1451 (E. MANCHESTER ROAD).

A motion was made by Ms. Epler and seconded by Ms. Piland to follow the staff recommendation and grant the request for alternate yard requirements. The motion passed unanimously.

XII. PLAT & PLAN

- A. CASE 06-039: CONSIDERATION OF CLEO COGDELL ESTATE DIVISION, SUBDIVISION REVIEW, REQUEST FOR A WAIVER FROM SECTION 3.20 "LOT STANDARDS", CUMBERLAND COUNTY SUBDIVISION ORDINANCE, LOCATED ON THE NORTH SIDE OF SR 1734 (HATCHER LANE), WEST OF SR 1838 (DUNN ROAD).

Mr. Lloyd informed the Board that the applicant was not present and it was at the Board's discretion whether to go ahead with the case.

Mr. McNeill said he had discussed the case with the Planning Staff and felt approval of the request would set a precedent and recommended the Board follow the staff recommendation.

A motion was made by Mr. McNeill and seconded by Mr. Turner to follow the staff recommendation and deny the request for a waiver from Section 3.20 "Lot Standards". The motion passed unanimously.

VI. FOR YOUR INFORMATION

- A. MODIFIED RESOLUTION FOR ZONING AUTHORITY FOR THE TOWN OF GODWIN.

Mr. Lloyd informed the Board that this Resolution was a similar request that was also done for the Town of Wade. He told the Board that this Resolution would give the Town of Godwin the Final Authority for their rezoning. He asked for the Board's endorsement of the Resolution.

A motion was made by Mr. McLaurin and seconded by Ms. Piland to send their endorsement of the Resolution to the Town of Godwin. The motion passed unanimously.

- B. PRESENTATION – COLONEL AYCOCK

Mr. Lloyd introduced Mr. Glen Prillaman, Chief Planner for Fort Bragg and Colonel Aycock, Garrison Commander at Fort Bragg to the Board.

Col. Aycock gave a lecture on the below noted topics along with a Powerpoint presentation:

- Mission of Fort Bragg
- Vision of Fort Bragg
- Some Background Data on Fort Bragg—the City
- Our Installation Challenges and Priorities
- Fort Bragg's Dramatic Building Growth (Not Population Growth) over the last 20 Years
- What Guides Growth on Fort Bragg
- How Fort Bragg Incorporates Sustainability in our Planning and Construction
- How Population will be Changing with BRAC and Army Modular Force.
- How we are Handling our Growth Problems
- How we use Historic Fort Bragg Planning Principles to guide our New Construction
- What our Housing Privatization Contractor is building.

Col. Aycock also explained that they were trying to be pro-active in trying to encourage local contractors to apply for government contracts. He said in doing this, they are asking the community colleges and the small business administration to provide seminars on how to apply for military contracts. He told the Board that the military also provides classes on how to apply for military contracts. He informed the Board that if contractors don't obtain the prime contracts that they are encouraged to apply for the subcontracts.

Chair Morris said it had been discussed that Harnett County would be providing a sewer system and PWC might be providing water service to Fort Bragg and asked if they were going toward privatization of services. Col. Aycock said previously the military had to run their own water and sewer because there was no one else to do it. He told the Board that all bases were going to have their services privatized. He said they were also planning to privatize their natural gas system.

Ms. Piland commended Col Aycock on his presentation and said with the dramatic increase in construction, did he know what the impact would be on housing construction. Col Aycock explained that there were forces coming back to the United States and units might be consolidated and would be dispersed to various bases. He explained they could not complete a housing survey until final decisions on the consolidations had been made or what the total expansion of Fort Bragg would be.

Chair Morris asked what type of zoning would be compatible within the one mile encroachment of Fort Bragg if they could request it. Mr. Prillaman explained that a lot of other factors would come into play because it

would not all be consistent. He said a lot of the noise issues involve Hoke County and a lot of the land in Cumberland County and Fayetteville seemed to be compatible.

Mr. Hostetter said there had been discussion on extending the Pope Runway and asked if it was going to be extended. Col. Aycock explained that there had been some discussion about 10 years ago but it was found that there were wetlands and too much development for it to be extended.

Chair Morris thanked Col. Aycock for giving such a thorough presentation to the Board.

IX. FOR YOUR INFORMATION

A. ADMINISTRATIVE COMMITTEE REPORT

A motion was made by Mr. McNeill and seconded by Mr. Hostetter to go into Closed Session for Personnel Matters. The motion passed unanimously.

A motion was made by Mr. Turner and seconded by Mr. Hostetter to go back into Open Session. The motion passed unanimously.

B. DIRECTOR'S UPDATE

Mr. Lloyd passed out information regarding Riparian Buffers and related information from other counties.

Chair Morris expressed concern of the CD line delineation and the public was not aware of how it was done. Mr. Lloyd explained that they had more accurate maps showing the CD line and Chair Morris confirmed with Mr. Lloyd that it followed the 100 year flood line. Mr. Lloyd said the CD information would be reviewed.

X. ADJOURNMENT

There being no further business, the meeting adjourned at 8:45 p.m.

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March 14, 2006

MEMORANDUM

TO: Cumberland County Joint Planning Board

FROM: Planning & Inspections Staff

SUBJECT: Staff Recommendation for March 21, 2006 Board Meeting

P06-08: REZONING OF 12 PARCELS TOTALING 59 ACRES FROM A1 TO R40A OR A MORE RESTRICTIVE ZONING DISTRICT, EAST OF SANDEROSA ROAD, ON BEN MCNATT ROAD, SUBMITTED BY ROBERT MCNATT, OWNED BY BEN MCNATT HEIRS.

At the February 21, 2006, meeting, the Planning & Inspections Staff recommended approval of the R40A Residential District based on the following:

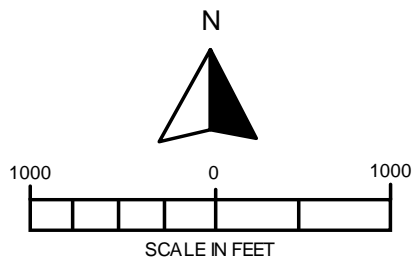
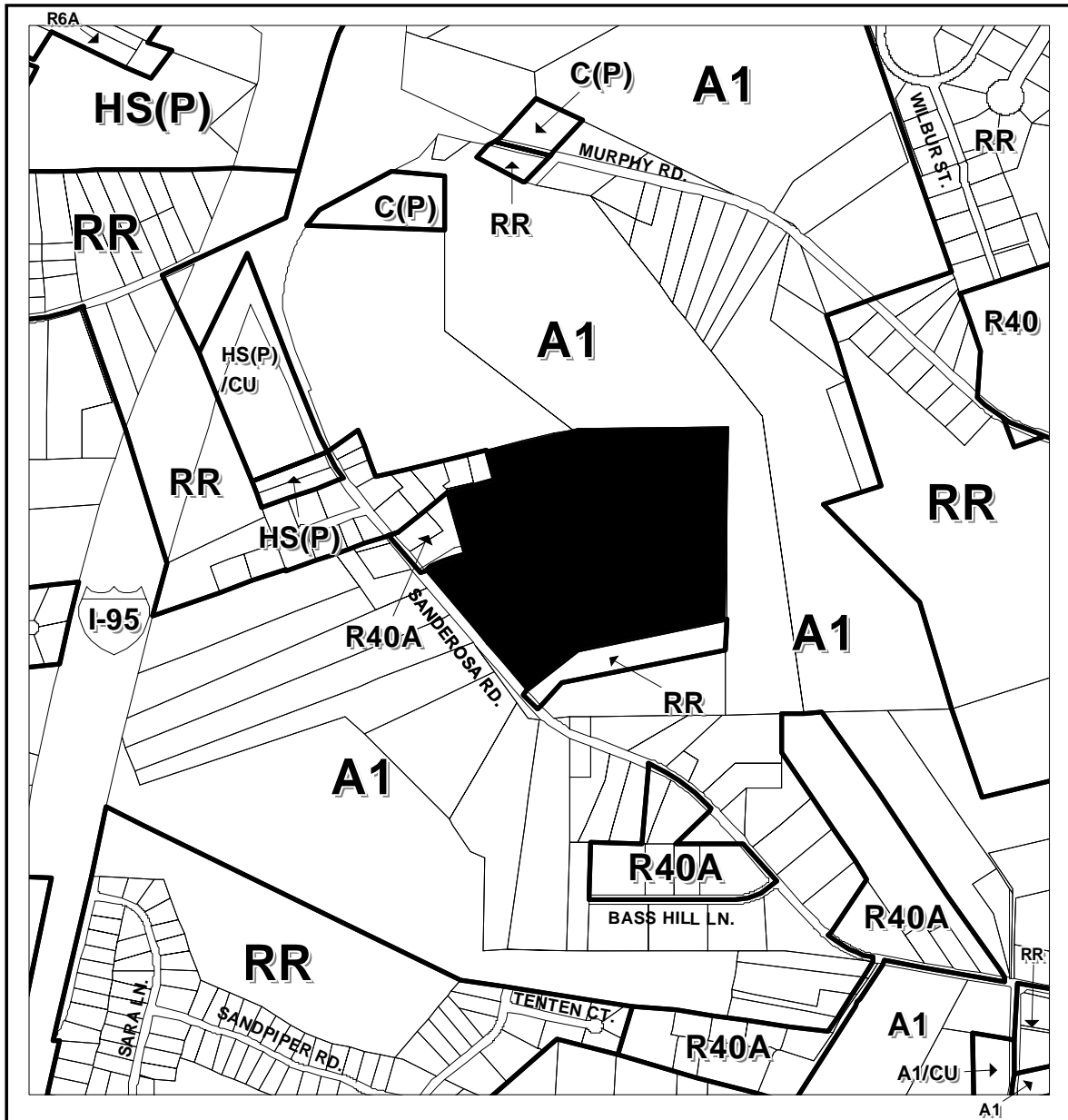
1. The request is consistent with the Eastover Area Detailed Land Use Plan; and
2. The request is consistent with the zoning and uses within the general area.

The R40 zoning district is also suitable for this area.

The Planning Board requested that all of the property owners of the subject property meet with the Planning & Inspections Staff and discuss possible alternatives to this request. The property owners, members of the McNatt family, did meet with Staff on or about February 24, 2006 and after discussion decided they wished for their case to proceed as they had originally submitted it.

Attachments:

- 1 - Rezoning Sketch Map
- 2 - Site Profile



**REQUESTED REZONING:
A1 TO R40A**

ACREAGE: 59.00 AC.+/-		HEARING NO: P06-08	
ORDINANCE: COUNTY		HEARING DATE	ACTION
PLANNING BOARD			
GOVERNING BOARD			

PIN: SEE FILE

AF

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March 14, 2006

MEMORANDUM

TO: Cumberland County Joint Planning Board

FROM: Planning & Inspections Staff

SUBJECT: Staff Recommendation for March 21, 2006 Board Meeting

P06-17: REVISIONS AND AMENDMENTS TO THE STEDMAN ZONING ORDINANCE, ARTICLE IX, "SIGN REGULATIONS", BY CREATING SECTION 9.2.1, "SIGNS EXEMPT FROM REGULATION"; REVISIONS TO ARTICLE X, SECTION 10.2, "DEFINITIONS OF SPECIFIC TERMS AND WORDS", BY ADDING IN ALPHABETICAL ORDER: GOVERNMENTAL SIGNS. (STEDMAN)

The Planning & Inspections Staff recommends approval based on the following:

- The text of the amendment is comparable to the same standards in the County Zoning Ordinance and helps achieve the goal of consistency between the various jurisdictions' regulations.

Attachments:

1 - Amendment

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March 14, 2006

MEMORANDUM

TO: Cumberland County Joint Planning Board

FROM: Planning & Inspections Staff

SUBJECT: Staff Recommendation for March 21, 2006 Board Meeting

P06-20: REVISIONS AND AMENDMENTS TO THE SPRING LAKE CODE OF ORDINANCES, CHAPTER 153, MOBILE HOMES AND MOBILE HOME PARKS CODE AND CHAPTER 156, ZONING CODE, SECTION 156.035, DISTRICT USE REGULATIONS, REGARDING MANUFACTURED/MOBILE HOMES AND RELATED SECTIONS AS APPLICABLE. (SPRING LAKE)

The Planning & Inspections Staff recommends approval of the text amendment based on the following:

1. The amendment is updating the text and references to “manufactured” homes as referred to in the State of North Carolina Regulations for Manufactured Homes, 2004 Edition, effective September 1, 2004, and successive amendments; and
2. The text of the amendment is comparable to the same standards in the County Zoning and Subdivision Ordinances and helps achieve the goal of consistency between the various jurisdictions’ regulations.

Attachments:

1 - Amendment

§ 156.035, DISTRICT USE REGULATIONS, SPRING LAKE ZONING CODE

	<i>R-15</i>			
	<i>R-10</i>			
<i>Permitted Uses</i>	<i>R-6</i>	<i>R-6</i>	<i>R-6A</i>	
Manufactured home, Class A		X *	<u>X</u>	<u>X</u>
<u>Manufactured home, Class B</u>				<u>X</u>
<u>Manufactured-Mobile</u> home park but excluding any <u>manufactured mobile</u> home sales				<u>X</u>

~~*Editor's note: Pursuant to Ordinance passed 9-11-96, a Manufactured home, Class A, is a permitted use only in an R6/MH(O) Manufactured Housing District. See §§ 156.020(A)(9) and 156.066(B) for further details.~~

§ 156.020 STATEMENT OF DISTRICT INTENT; PURPOSE AND ZONE CHARACTERISTICS.

(A) Residential districts.

(4) *R-6A Residential District.* A district designed for a mix of single- and multi-family dwellings including the use of Class A and Class B manufactured mobile homes and in manufactured mobile home parks only.

(5) *R-6 Residential District.* A district designed for a mix of single- and multi-family dwellings, including Class A manufactured homes.

~~(9) *R6/MH(O) Manufactured Housing District.* A district designed to be an overlay district to the R6 residential districts for purpose of allowing class A manufactured homes on individual lots as single family dwellings. The intent of this district is to increase the housing opportunities for individuals with low or moderate income. In using this district, all regulations of the underlying zoning district (R6 residential district) must be met. **REPEALED**~~

§ 156.066 SITE PLAN REQUIRED.

(A) In any overlay district, no zoning permit or certificate of occupancy shall be issued by the Zoning Inspector except in conformance with a plan approved by the Board of Aldermen. Plans for developments shall be submitted to the Building Inspector at least 30 days prior to a regularly scheduled meeting. The Building Inspector shall study the plan to determine its compliance with this chapter and Chapter 155 of this code, if applicable, and shall negotiate with the developer for required changes in order that the development shall comply with the intent of such ordinances.

~~(B) The adoption of this section will also superimpose the R6/MH(O) District over various areas now zoned R6 Residential District as evidenced by maps provided by the town. These maps are on file with the Planning Department and are available for public review and comment.~~

§ 156.008 DEFINITIONS

MANUFACTURED HOME: A manufactured building designed to be used as a single-family dwelling unit, which has been constructed and labeled indicating compliance with the HUD administered National Manufactured Housing Construction and Safety Standards Act of 1974, as amended.

MANUFACTURED HOME, CLASS A: A manufactured home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban

Development that were in effect at the time of construction and that satisfies the following additional criteria:

- (1) The manufactured home has a length not exceeding four times its width, with length measured along the longest axis and width measured at the narrowest part of the other axis;
- (2) The manufactured home has a minimum of 1,200 square feet of enclosed living area;
- (3) The pitch of the roof of the manufactured home has a minimum vertical rise of 2.2 feet for each 12 feet of horizontal run and the roof is finished with a type of shingle that is commonly used in standard residential construction;
- (4) All roof structures shall provide an eave projection of no less than six inches, which may include a gutter;
- (5) ~~(4)~~The exterior siding consists predominantly of vinyl or aluminum horizontal lap siding (whose reflectivity does not exceed that of gloss white paint) or wood or hardboard siding, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction;
- (6) ~~(5)~~The manufactured home is set up in accordance with the standards set by the North Carolina Department of Insurance and a continuous permanent masonry foundation, or permanent masonry curtain wall, un-pierced except for required ventilation and access, is installed under the manufactured home;
- (7) ~~(6)~~Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home shall be installed or constructed in accordance with the standards set by the North Carolina Department of Insurance, attached firmly to the primary structure and anchored securely to the ground;
- (8) ~~(7)~~ The moving hitch, wheels and axles, and transport lights have been removed; and
- (9) ~~(8)~~The manufactured home is appraised and listed as real property.

MANUFACTURED HOME, CLASS B: A manufactured home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction, but that does not satisfy all of the criteria necessary to qualify the house as a Class A manufactured home.

MANUFACTURED HOME, CLASS C: Any manufactured home that does not meet the definitional criteria of a Class A or Class B manufactured home.

MANUFACTURED HOME PARK: Any site or tract of land with more than two spaces intended to be occupied by manufactured homes, regardless of whether a charge is made for such services. Manufactured home parks may include recreational facilities and other incidental structures necessary to support the residents of the park. Manufactured home parks are regulated by Chapter 153 of the Town Code.

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March 14, 2006

MEMORANDUM

TO: Cumberland County Joint Planning Board

FROM: Planning & Inspections Staff

SUBJECT: Staff Recommendation for March 21, 2006 Board Meeting

P06-10: REZONING OF .72 ACRES FROM RR RESIDENTIAL TO C(P)/CONDITIONAL USE DISTRICT AND PERMIT TO ALLOW MOTOR VEHICLE SALES AT 8229 KING ROAD, SUBMITTED BY ROBERT M. BENNETT, OWNED BY SHERMAN AND MARY S. DAVIS.

At the Board's February 21, 2006, meeting, the Planning & Inspections Staff recommended denial of the request for C(P) Planned Commercial District based on the following:

1. The request is not consistent with the Land Use Plan, which calls for "Low Density Residential" at this location; and
2. The request is not compatible with the existing zoning in the area.

The Planning Board requested the applicant consider an application for a Conditional Use District and Permit on the property and deferred the case for thirty days. The applicant/property owner submitted the conditional use application in a timely manner.

The Planning & Inspections Staff has attached to the site profile the basic ordinance requirements which will have to be met if the Board favorably considers the request for the C(P) Planned Commercial/ Conditional Use District and Permit. The applicant has been given a copy of the site profile with the attachment.

Attachments:

- 1 - Rezoning Sketch Map
- 2 - Site Plan
- 3 - Site Profile
- 4 - Application

SITE PROFILE
P06-10

REZONING OF .72 ACRES FROM RR TO C(P)/CONDITIONAL USE DISTRICT AND PERMIT TO ALLOW MOTOR VEHICLES SALES AT 8229 KING ROAD, SUBMITTED BY ROBERT M. BENNETT, OWNED BY SHERMAN AND MARY S. DAVIS.

Site Information:

Applicant/Owner: ROBERT M. BENNETT / SHERMAN AND MARY S. DAVIS

Area: .72 acres

Frontage & Location: 334 feet on King Road

Depth: 99 feet

Jurisdiction: County

Adjacent Property: Yes

Current Use: Vacant

Initial Zoning: February 6, 1976 (Area 5)

Zoning Violation(s): None

Surrounding Zoning: North-Fayetteville city limit, East, South and West-RR, R15, and R10

Surrounding Land Use: Manufactured home park, auto sales, cemetery, sub station, single family residential and vacant land

2010 Land Use Plan: Low Density Residential

Urban Services Area: Yes

Water/Sewer Availability: Brookwood Water / Septic Tank

School Capacity/Enrolled: Stoney Point Elementary 620/773, John Griffin Middle 1274/1280, Jack Britt High 1750/1816

Military Impact Area: No

Highway Plan: King Road is identified as a Major Thoroughfare. The Plan calls for widening to a multi-lane facility (Priority). This site will not be impacted by the Fayetteville Outer Loop.

Average Daily Traffic Count (2000): 4,400 on King Road

Notes:

1. Operating hours: 9:00 am to 5:00 pm, Monday thru Saturday.
2. Employees: 2
3. Lighting: To be directed inward.
4. Parking: 4 spaces
5. Display: 10 spaces
6. Signage: IAW the Zoning Ordinance, Art. XIII.

Zoning & Subdivision Ordinance Basic Requirements

Permit-Related:

1. The applicant/owner must submit a revised site plan relocating the office to a location that will comply with the C(P) setbacks as being measured from the ultimate right-of-way line – see Condition Number 16 below – prior to application for any permits.
2. The owner/developer(s) of these lots must obtain detailed instructions on permits required to place a structure within this development from the County Code Enforcement Section, Room 101 in the Historic Courthouse at 130 Gillespie Street. The County Code Enforcement Section will need a copy of this approved condition sheet and the approved plat/plan. For additional information, the developer should contact a Code Enforcement Officer.

3. The County Health Department must approve sewer plans prior to application for any permits.
4. The developer shall provide certification from Brookwood Water Company approving the use of the Brookwood's water system for this development at the time of application for permits.
5. Site and soil evaluations must be conducted on the property by the County Environmental Health Department prior to application for permits. (Note: All Health Department requirements must be met prior to issuance of final permits.)
6. The NC Department of Transportation (NCDOT) approve the proposed curbcut(s) and the proper permits must be obtained prior to zoning/building permit application.
7. At a minimum, a zoning permit is required prior to the placement of any structure on any portion of any lot within this development.
8. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application.
9. Final permits will not be issued until a Code Enforcement Officer inspects the site and certifies that the site is developed in accordance with the approved plans.

Site-Related:

10. All dimensions, setbacks and other related provisions of the County Subdivision and Zoning Ordinances for the C(P) zoning district must be complied with.
11. This tract has been voluntarily restricted by the applicant to "used motor vehicle sales"; if in the future any other use of this tract is desired, then re-submittal of the zoning case will be required prior to application for any permits.
12. The signage for this development shall be in accordance with the applicable sign regulations as set forth in Article XIII of the County Zoning Ordinance and that the proper permit(s) must be obtained prior to the installation of any permanent signs on the property. (Note: This conditional approval is **not** approval of the size, shape, or location of any signs.)
13. The developer must obtain driveway permits from the NC Department of Transportation (NCDOT).
14. The NC Department of Transportation (NCDOT) may require turn lanes to be installed.
15. The developer is required to dedicate 10 feet of right-of-way and reserve 10 feet of right-of-way along SR 1112 (King Road) and that metes and bounds for both dedication and reservation of right-of-way be shown on the revised site plan and on the final plat. That all building setback lines are to be measured from the ultimate right-of-way line. (**Note: The proposed building must meet the 20-foot additional setback.**)
16. Off-street parking shall be provided as noted on the site plan - meeting all applicable provisions of Section 1202, County Zoning Ordinance - and all parking spaces, measuring 9' x 20', shall be surfaced, with a permanent material such as asphalt or concrete, and striped prior to application for the *Certificate of Occupancy* for each individual structure and/or phase of the development.
17. All lighting is required to be directed internally within this development and comply with the provisions of Section 1102 M, Outdoor Lighting, County Zoning Ordinance.
18. A solid buffer must be provided and maintained in accordance with the provisions of Section 1102 G, County Zoning Ordinance.
19. All dumpster, garbage, and utility areas shall be located on concrete pads and screened on a minimum of three sides.

21. The developer will be required to submit a landscape plan to Code Enforcement at the time of permit application. The following are the minimum standards for required for landscaping this site:
 - a. Seven large shade trees or thirteen small ornamental trees are required within the front yard setback area;
 - b. One large shade trees and eight shrubs are required across the front of the building and two shrubs are required at each end of the building;
 - c. All required plant materials shall be maintained by the property owners, including replacing dead or unhealthy trees and shrubs. Trees shall be maintained in a vertical position at all times;
 - d. All planting areas shall be kept free of weeds and debris;
 - e. Healthy existing trees may be used to meet the landscaping requirements; and Trees may be clustered.
22. The owner/developer is responsible and liable for maintenance and upkeep of this site, all structures, and appurtenances, to include ensuring that the site is kept free of litter and debris, all grass areas mowed, all buffers and shrubbery kept trim and maintained, so that the site remains in a constant state of being aesthetically and environmentally pleasing.
23. All notes and calculations as shown on the site plan and contained within the application are to be considered as a part of this conditional approval.

Advisories_(The conditions listed below may not apply specifically to this development but are offered as cautionary statements):

24. The applicant is advised to consult an expert on wetlands before proceeding with any development.
25. The developer shall be aware that any addition and/or revision to this plat may require an additional review and approval by the Planning & Inspections Department prior to submission for permits for any structure and/or final plat approval of any portion of this development.
26. The owner/developer is responsible for ensuring easements which may exist on the subject property are accounted for, not encumbered and that no part of this development is violating the rights of the easement holder.
27. This conditional approval is not to be construed as all encompassing of the applicable rules, regulations, etc. which must be complied with for any development. Other regulations, such as building, environmental, health and so forth, may govern the specific development. The developer is the responsible party to ensure full compliance with all applicable Federal, State, and local regulations.

Other Relevant Conditions:

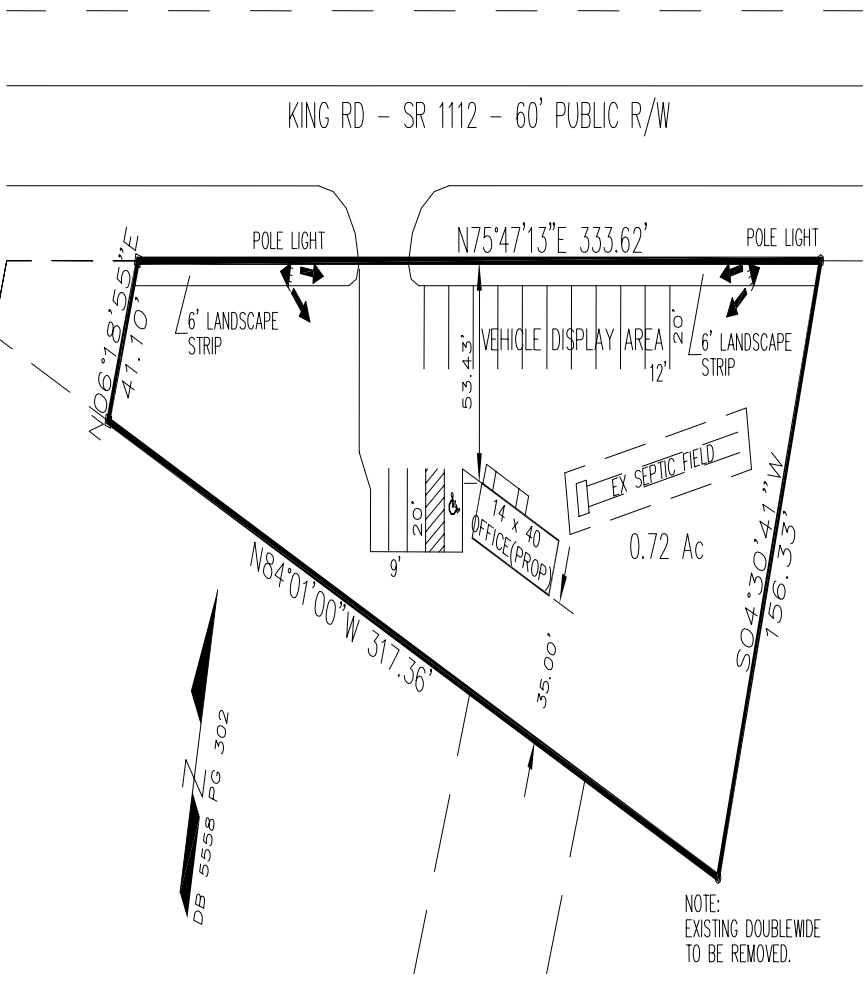
28. This conditional approval is contingent upon continued compliance with the County’s Subdivision and Zoning Ordinances.
29. The owner/developer be aware that every deed created for a lot being served by an on-site water and/or sewer system must contain the following disclosure when filed with the County Register of Deeds:
30. “Public sewer services are not available as of the date of the recording of this deed. On-site sewer disposal systems must be approved by the County Health Department.”

If you need clarification and/or negotiation of conditions, please contact Ed Byrne at 910-678-7609 or Patti Speicher at 910-678-7605.

Contact Information (all calls are local unless otherwise stated):

Subdivision/Site Plan/Plat	Ed Byrne	678-7609
Code Enforcement:	Ken Sykes	321-6654
Corp of Engineers (wetlands):	Lynette Grenade	(910) 251-4829
County Health Department:	Jane Stevens	433-3660
E911 Site-Specific Address:	Ron Gonzales	678-7616
Tax Parcel Numbers:	David Ivey	678-7647

NCDOT (driveways/curb-cuts) Gary Burton



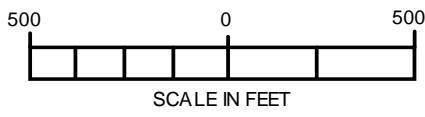
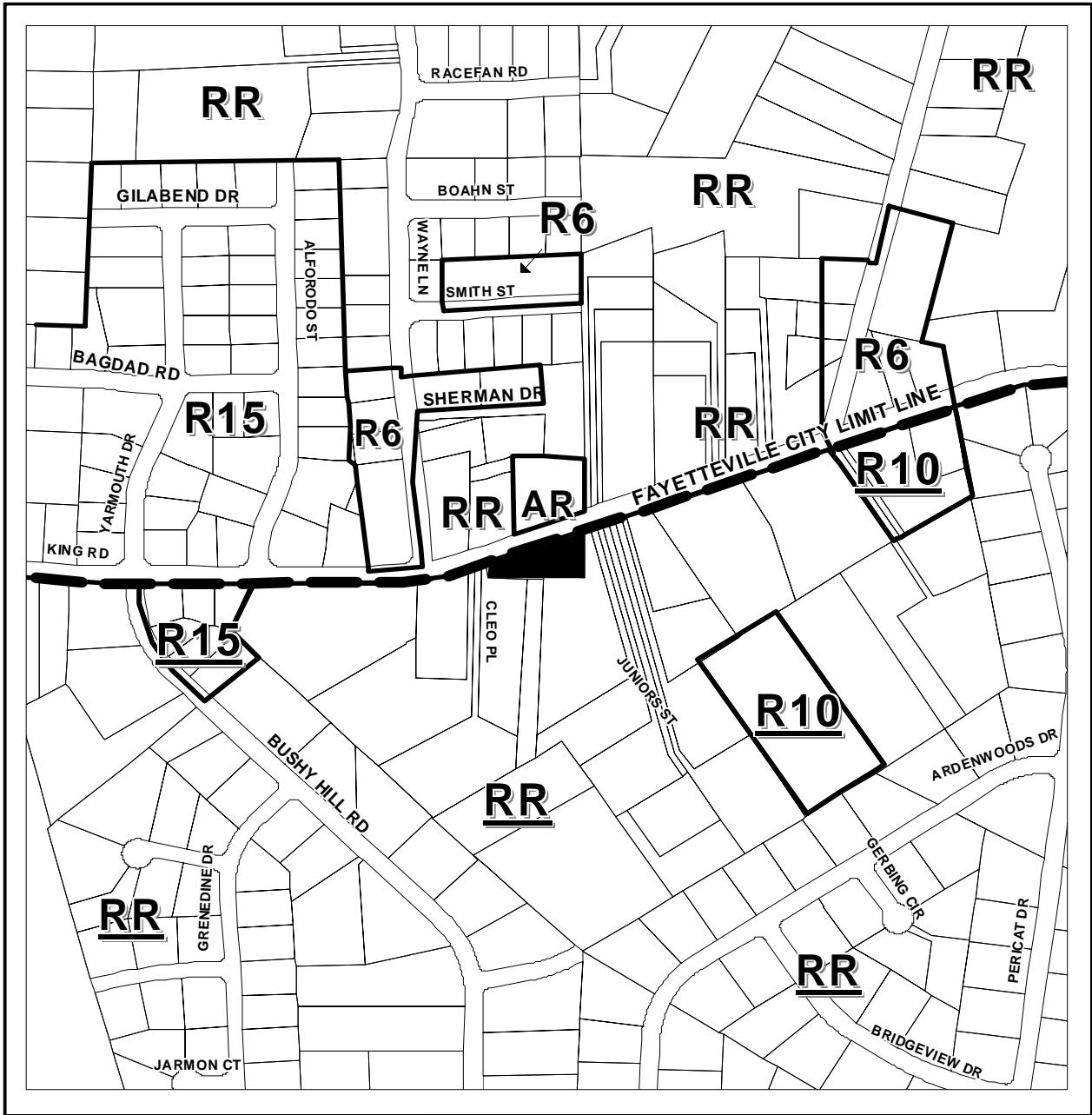
REQUEST:

P06-10

REZONING OF 0.72 AC FROM RR TO C(P)/CONDITIONAL USE DISTRICT AND PERMIT TO ALLOW MOTOR VEHICLE SALES

CASE P06-10 0.72± ACREAGE: AS SHOWN
 ZONING: RR SCALE:

NOTE:
EXISTING DOUBLEWIDE
TO BE REMOVED.



REQUESTED REZONING: RR TO C(P)/CUD

ACREAGE: 0.72 AC.+/-	HEARING NO: P06-10	
ORDINANCE: COUNTY	HEARING DATE	ACTION
PLANNING BOARD		
GOVERNING BOARD		

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

Thomas J. Lloyd,
Interim Director

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

March 14, 2006

MEMORANDUM

TO: Cumberland County Joint Planning Board

FROM: Planning & Inspections Staff

SUBJECT: Staff Recommendation for March 21, 2006 Board Meeting

P06-16: REZONING OF TWO PARCELS TOTALING 4.67 ACRES FROM A1 AND C(P) TO R40 OR TO A MORE RESTRICTIVE ZONING DISTRICT, SOUTH OF CLINTON ROAD, WEST OF THE COUNTY LINE, OWNED BY ROBERT L. NUNNERY JR.

The Planning & Inspections Staff recommends denial of the R40 Residential District but approval of A1A Agricultural District based on the following:

1. The A1A district is more suitable for this tract because this district is designed to allow for residential use of single-family dwellings within predominantly agricultural areas for tracts of land less than ten acres;
2. The recommendation is consistent with the 2010 Land Use Plan; and
2. The recommendation is more consistent with the uses and lot sizes within the general area.

There are no other suitable zoning districts to be considered.

Attachments:

- 1 - Rezoning Sketch Map
- 2 - Site Profile

SITE PROFILE

P06-16

REZONING OF TWO PARCELS TOTALING 4.67 ACRES FROM A1 AND C(P) TO R40 OR TO A MORE RESTRICTIVE ZONING DISTRICT, SOUTH OF CLINTON ROAD, WEST OF THE COUNTY LINE, OWNED BY ROBERT L. NUNNERY JR.

Site Information:

Applicant/Owner: ROBERT L. NUNNERY, JR.

Area: 4.67 acres

Frontage & Location: 557 feet on Clinton Road

Depth: 360 feet

Jurisdiction: County

Adjacent Property: Yes

Current Use: Vacant

Initial Zoning: September 3, 1996 (Area 21)

Zoning Violation(s): None

Surrounding Zoning: Primarily A1 with some R6A to the North

Surrounding Land Use: Nursery, auto sales, gas station, log home and car sales, and single family residential

2010 Land Use Plan: Farmland and Open Space

Urban Services Area: No

Water/Sewer Availability: Autryville Water / Septic Tank

School Capacity/Enrolled: Stedman Primary 136/165, Stedman Elementary 303/283, Mac Williams Middle 1274/1142, Cape Fear High 1400/1493

Subdivisions: The back parcel is landlocked and will be required to be recombined with the front parcel in order to be used with any future development. A subdivision or group development may be required.

Military Impact Area: No

Highway Plan: No road improvements or new construction are specified for this area.

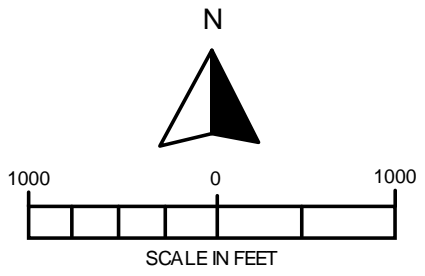
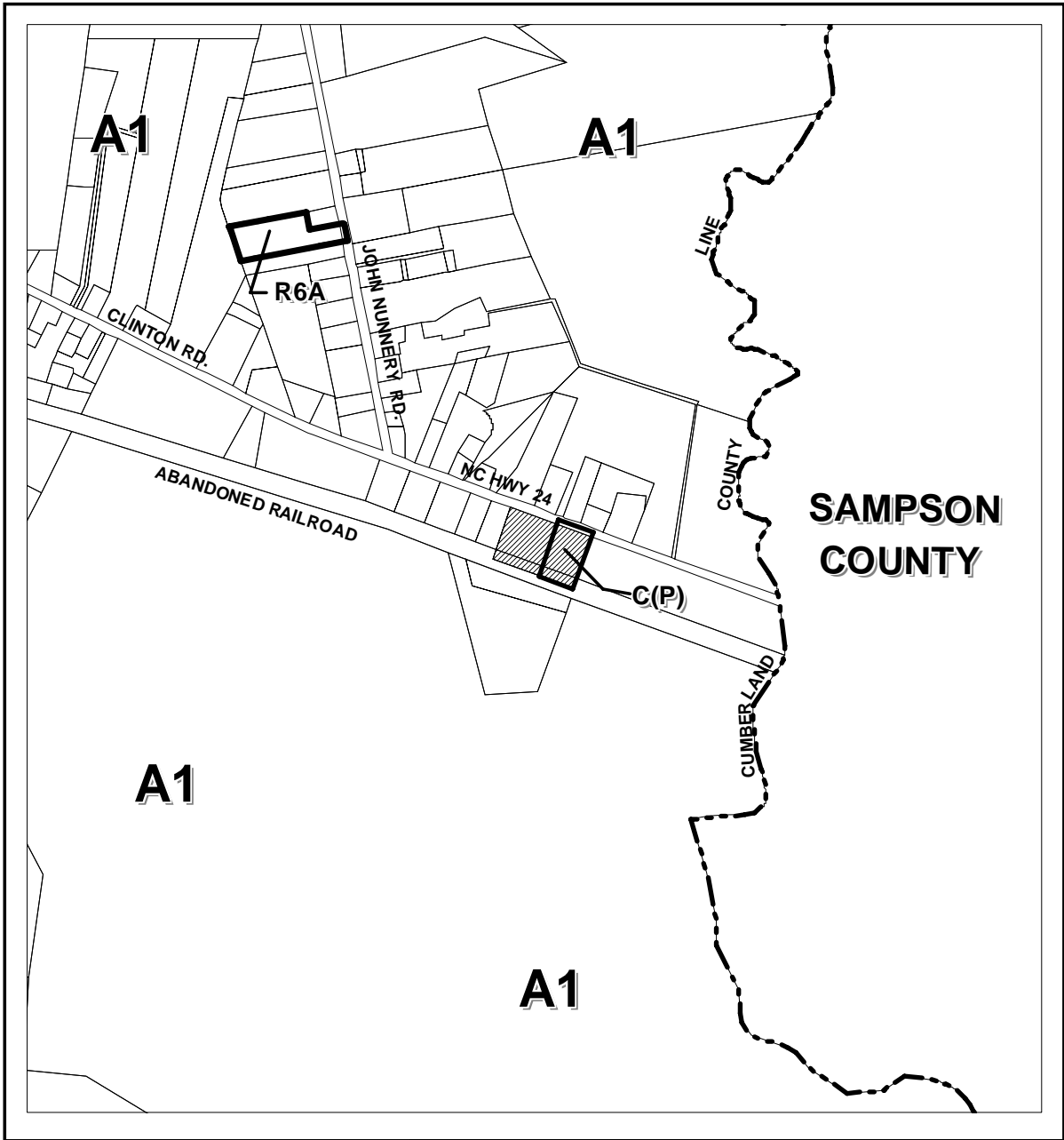
Average Daily Traffic Count (2000): 9,200 on Clinton Road

Notes:

Density: A1 – 2 lot

A1A – 4 lots

R40 – 5 lots



**REQUESTED REZONING:
A1 & C(P) TO R40**

ACREAGE: 4.67 AC.+/-	HEARING NO: P06-16	
ORDINANCE: COUNTY	HEARING DATE	ACTION
PLANNING BOARD		
GOVERNING BOARD		

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

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Roy Turner,
Lori Epler,
Sara E. Piland,
Cumberland County

March 14, 2006

MEMORANDUM

TO: Cumberland County Joint Planning Board

FROM: Planning & Inspections Staff

SUBJECT: Staff Recommendation for March 21, 2006 Board Meeting

P06-19: REZONING OF .61 ACRES FROM RR TO C1(P) OR TO A MORE RESTRICTIVE ZONING DISTRICT, AT 6630 WALDOS BEACH ROAD, OWNED BY MARVIN C AND LILLIE M WILKINS.

The Planning & Inspections Staff recommends denial of the C1(P) Planned Local Business District based on the following:

1. The request is not consistent with the 2010 Land Use Plan;
2. The request is not compatible with the existing zoning and development within the immediate area;

There are no other suitable zoning districts to be considered.

Attachments:

- 1 - Rezoning Sketch Map
- 2 - Site Profile

SITE PROFILE

P06-19

REZONING OF .61 ACRES FROM RR TO C1(P) OR TO A MORE RESTRICTIVE ZONING DISTRICT, AT 6630 WALDOS BEACH ROAD, OWNED BY MARVIN C. AND LILLIE M. WILKINS.

Site Information:

Applicant/Owner: MARVIN C. AND LILLIE M. WILKINS

Area: .61 acres

Frontage & Location: 105 feet on Waldos Beach Road

Depth: 223 feet

Jurisdiction: County

Adjacent Property: Yes

Current Use: Vacant Church

Initial Zoning: February 3, 1977 (Area 7)

Zoning Violation(s): None

Nonconformities: Rezoning will cause the structure to become nonconforming due to dimensional requirements (built in 1975).

Surrounding Zoning: Primarily RR and CD

Surrounding Land Use: Church, single family residential and campground

2010 Land Use Plan: Low Density Residential

Urban Services Area: Yes

Water/Sewer Availability: Well / Septic Tank

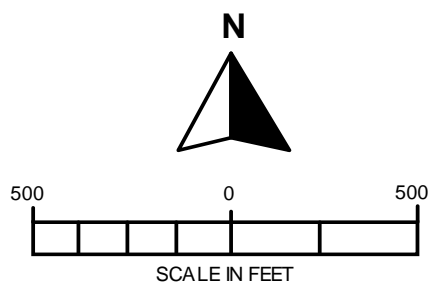
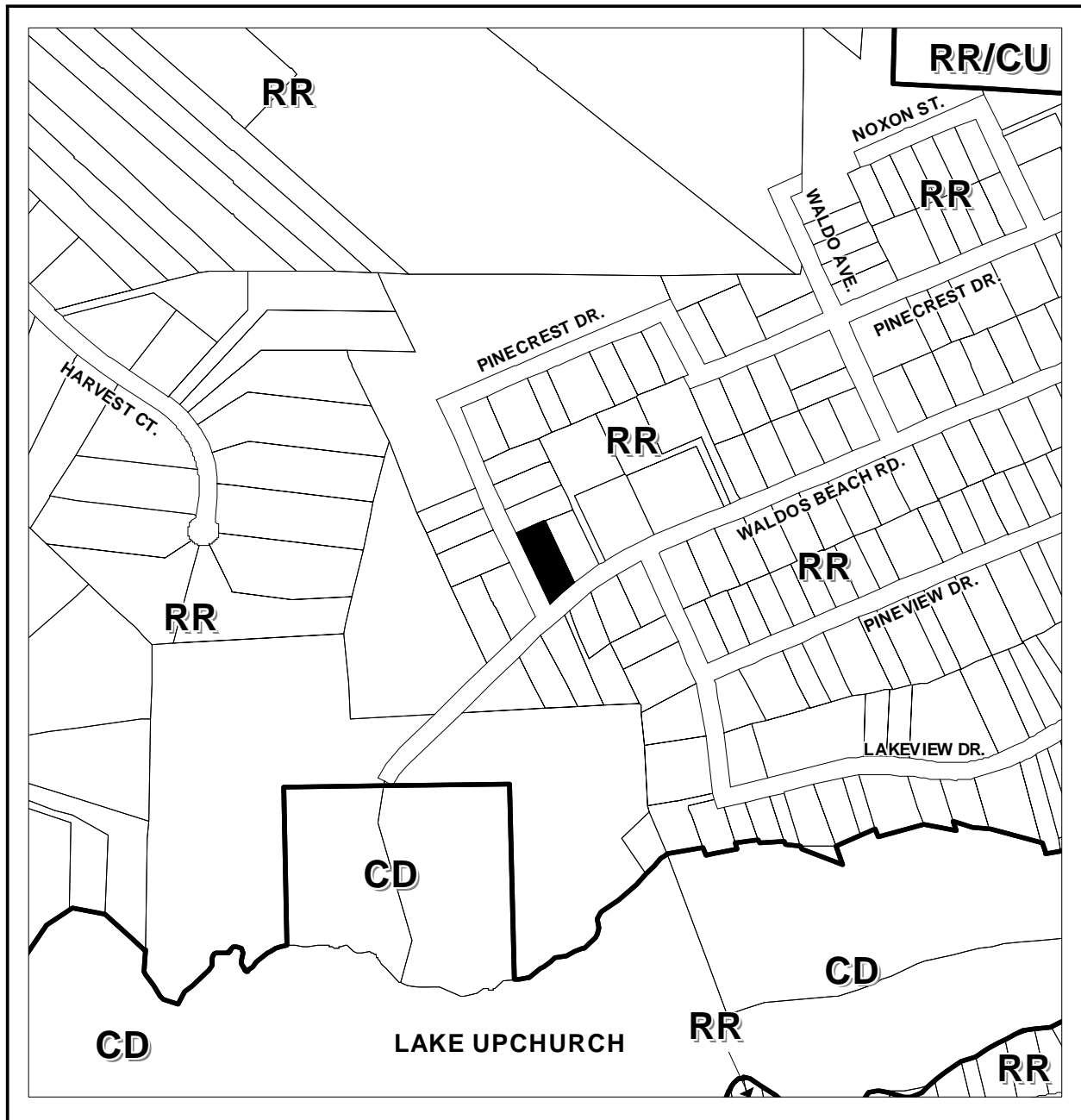
Subdivisions: A C1(P) Site Plan Review will be required prior to any permits being issued. The property was created 8-22-84.

Military Impact Area: No

Highway Plan: No road improvements or new construction specified for this area.

Notes:

The applicant was advised that the building would become nonconforming if the property were to be rezoned.



**REQUESTED REZONING:
RR TO C1(P)**

ACREAGE: 0.61 AC.+/-		HEARING NO: P06-19	
ORDINANCE: COUNTY	HEARING DATE	ACTION	
PLANNING BOARD			
GOVERNING BOARD			