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COUNTY of CUMBERLAND

Planning and Inspections Department

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Walter Clark,
Roy Turner,
Sara E. Piland,
Cumberland County

Benny Pearce,
Town of Eastover

AGENDA

AUGUST 19, 2008
7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING WITHDRAWAL - STAFF INITIATED

P08-35: REZONING OF 0.70+/- ACRES FROM RR RURAL RESIDENTIAL TO R6A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2642 PINECREST DRIVE, SUBMITTED AND OWNED BY JEFFREY M. BRYANT.

- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF AUGUST 5, 2008
- VII. PUBLIC HEARING CONSENT ITEMS

AMENDMENTS

- A. **P08-39:** REVISION AND AMENDMENT TO THE CUMBERLAND COUNTY ZONING ORDINANCE, ADOPTION AND ESTABLISHMENT OF AN AIRPORT OVERLAY DISTRICT (AOD) BY AMENDING THE COUNTY ZONING MAP, CREATING THE OVERLAY DISTRICT LAYER; AND AMENDING ARTICLE II, INTERPRETATIONS, CALCULATIONS AND DEFINITIONS; ARTICLE III, ZONING DISTRICTS; CREATING ARTICLE VIII.I, OVERLAY DISTRICTS; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE.
- B. **P08-43:** REVISION AND AMENDMENT TO THE TOWN OF FALCON ZONING ORDINANCE ESTABLISHING AND ENACTING PROVISIONS FOR CONDITIONAL USE DISTRICTS AND PERMITS AMENDING ARTICLE II, GENERAL ZONING DISTRICT CLASSIFICATIONS, SECTION 2.1. STATEMENT OF INTENT, PURPOSE AND ZONE CHARACTERISTIC, CREATING SUB-SECTION 2.18, CONDITIONAL USE DISTRICTS; AMENDING ARTICLE III. PERMITTED PRINCIPAL USES AND STRUCTURES, SECTION 3.1 TABULATION OF PERMITTED USES; AMENDING THE ENTIRE ORDINANCE BY REPLACING THE TERMS "SPECIFIED CONDITIONAL USE(S)" WITH "SPECIAL USE(S); AMENDING ARTICLE IV. OVERLAY DISTRICTS IN ITS

ENTIRETY ESTABLISHING PROVISIONS FOR COMPANION DISTRICTS-
CONDITIONAL USE DISTRICTS; AMENDING ARTICLE X. DEFINITION OF
TERMS, SECTION 10.2. DEFINITIONS OF SPECIFIC TERMS AND WORDS,
INSERTING IN ALPHABETICAL ORDER AND AMENDING SPECIFIC TERMS
RELATED TO THE CONDITIONAL USE DISTRICT PROVISIONS; ARTICLE XII.
ADMINISTRATIVE PROVISIONS, SUB-SECTION (B), SECTION 12.5.
AMENDMENTS, SUB-SECTION 12.51. SUBMISSIONS TO AND
CONSIDERATION THEREOF BY THE PLANNING BOARD AND SUB-SECTION
(C) OF 12.53. APPROVAL BY THE TOWN COUNCIL; UPDATING THE TABLE
OF CONTENTS AS APPROPRIATE AND MODIFYING THE TOWN'S ADOPTED
FEE SCHEDULE.

- C. **P08-44:** REVISION AND AMENDMENT TO THE CUMBERLAND COUNTY ZONING ORDINANCE, AMENDING ARTICLE II INTERPRETATIONS, CALCULATIONS, AND DEFINITIONS, SECTION 203 DEFINITIONS OF SPECIFIC TERMS AND WORDS REGARDING THE DEFINITION OF "KENNEL"; ARTICLE IV PERMITTED, CONDITIONAL AND SPECIAL USES, SECTION 403 USE MATRIX, CREATING A FOOTNOTE TO THE USE LISTED AS "KENNEL OPERATIONS"; AMENDING ARTICLE IX INDIVIDUAL USES, SECTION 912 KENNEL OPERATIONS, BY CREATING SUB-SECTION G TO ALLOW IN CERTAIN CIRCUMSTANCES THE TEMPORARY USE OF RESIDENTIALLY-ZONED PROPERTIES AS A KENNEL OPERATION.

REZONING CASE

- D. **P08-38:** REZONING OF 0.92+/- ACRES FROM O&I(P) PLANNED OFFICE AND INSTITUTIONAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE WEST SIDE OF DUNN ROAD, BETWEEN CHURCH STREET AND SCHOOL STREET, SUBMITTED BY CHUCK FURR, OWNED BY EASTOVER DEVELOPMENT PARTNERS, LLC.

CONDITIONAL USE DISTRICT AND PERMIT

- E. **P08-32:** REZONING OF 9.57+/- ACRES FROM R40A RESIDENTIAL/CU CONDITIONAL USE OVERLAY (EQUIPMENT STORAGE) AND R40A RESIDENTIAL TO M INDUSTRIAL DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 6657 KING STREET; SUBMITTED BY ENOCH ENGINEERS, PA; OWNED BY MARTIN'S PORK PRODUCTS, INC.

VIII. PUBLIC HEARING CONTESTED ITEMS

- A. **P08-36:** REZONING OF 2.37+/- ACRES FROM R10 RESIDENTIAL AND CD CONSERVANCY DISTRICT TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE WEST SIDE OF BINGHAM DRIVE, NORTH OF FISHER ROAD, SUBMITTED BY JAKE WILLIAMS, JR., OWNED BY JESUS WORLD OUTREACH CENTER, INC.
- B. **P08-37:** REZONING OF 0.34+/- ACRES FROM C(P) PLANNED COMMERCIAL TO C1(P) PLANNED LOCAL BUSINESS OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3849 DUNN ROAD, SUBMITTED AND OWNED BY PHILIP N. & JONI L. SMITH.

IX. CONTESTED PLATS & PLANS

- A. **CASE NO. 08-056:** CONSIDERATION OF WEST HAMPTON, ZERO LOT LINE SUBDIVISION REVIEW, WAIVER REQUEST FROM SECTION 3.20.2 MUNICIPAL INFLUENCE AREA COMPLIANCE, COUNTY SUBDIVISION ORDINANCE, REGARDING: CONCRETE SIDEWALKS ON BOTH SIDES OF ALL STREETS AND CONCRETE CURBS AND GUTTERS SECTIONS [86-122(G) & 86-128(C)] SUBDIVISION CHAPTER, HOPE MILLS CODE OF ORDINANCES; ZONING: R10 & RR; TOTAL ACREAGE: 36.6+/-; LOCATED ON BOTH SIDES OF HACKBERRY DRIVE, EAST SIDE OF MISSION HILL ROAD, SOUTH OF CHERRY BLOSSOM LANE AND RUSTIC RIDGE.

X. DISCUSSION

XI. FOR YOUR INFORMATION

DIRECTOR'S UPDATE

XII. ADJOURNMENT