

AMY H. CANNON  
County Manager



RAWLS HOWARD  
Director

TRACY JACKSON  
Assistant County Manager



Vacant  
Deputy Director

◆  
*Planning & Inspections Department*

**AGENDA**

July 21, 2020  
6:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. SWEARING IN OF NEW BOARD MEMBERS
- III. ADJUSTMENTS TO / APPROVAL OF AGENDA
- IV. PUBLIC HEARING DEFERRALS / WITHDRAWALS

**CASE P20-17:** REVISION AND AMENDMENT TO THE HOPE MILLS ZONING ORDINANCE BY AMENDING ARTICLE IV PERMITTED, CONDITIONAL AND SPECIAL USES, SECTION 102A-403. USE MATRIX ALLOWING RECREATION/AMUSEMENT INDOOR (CONDUCTED INSIDE BUILDING FOR PROFIT, NOT OTHERWISE LISTED & NOT REGULATED) AS A PERMITTED USE WITHIN THE M(P) PLANNED INDUSTRIAL DISTRICT BY INSERTING A "P" IN THE M(P) COLUMN AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (HOPE MILLS) **STAFF RECOMMENDED DEFERRAL UNTIL AUGUST 18, 2020 PLANNING BOARD MEETING**

- V. ABSTENTIONS BY BOARD MEMBERS
- VI. APPROVAL OF THE MINUTES OF JUNE 16, 2020
- VII. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE
- VIII. PUBLIC HEARING CONSENT ITEMS

INITIAL ZONING CASES

- A. **P20-31.** INITIAL ZONING OF 88.36+/- ACRES TO RR RURAL RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF SR 1113 (WALDOS BEACH ROAD) & SALEEBY WAY SUBMITTED BY BILL CLARK HOMES OF FAYETTEVILLE, LLC (OWNER). (HOPE MILLS)
- B. **P20-32.** INITIAL ZONING OF 43.92+/- ACRES TO R6 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE NORTH SIDE OF NC 162 (ELK ROAD), NORTH OF EAGLE LANDING DRIVE, SUBMITTED BY RC LAND VENTURES, LLC & WILLIAM F. BEACHT & BOBBIE R. BEACHT (OWNERS). (HOPE MILLS)

REZONING CASES

- C. **P20-22.** REZONING OF 6.28+/- ACRES FROM A1 AGRICULTURAL & CD CONSERVANCY DISTRICT TO A1 AGRICULTURAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 7375 RIVER ROAD, SUBMITTED BY BENJAMIN A. TOWNSEND, JR. (OWNER).
- D. **P20-25.** REZONING OF 0.99+/- ACRES FROM O&I(P) OFFICE AND INSTITUTIONAL DISTRICT TO R7.5 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 5802 ROCKFISH ROAD, SUBMITTED BY FUAD S. ALSAIDI (OWNER) & EDINA M. AMUNDSEN (AGENT). (HOPE MILLS)

- E. **P20-26.** REZONING OF 0.73+/- ACRES FROM O&I OFFICE AND INSTITUTIONAL DISTRICT TO R6 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF ELIZABETH STREET & MOREHEAD STREET, SUBMITTED BY TOWN OF SPRING LAKE (OWNER) & MICHAEL BLAKLEY ON BEHALF OF DRAFTING AND DESIGN SERVICES, INC. (AGENT). (SPRING LAKE)
- F. **P20-27.** REZONING OF 1.90+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED SOUTH OF SR 2237 (SMITH ROAD), WEST OF BECKENSTEIN DRIVE, SUBMITTED BY VANCE U. TYSON JR. (OWNER) & TIM EVANS ON BEHALF OF LONGLEAF PROPERTIES OF THE SANDHILLS (AGENT).
- G. **P20-28.** REZONING OF 6.32+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON BOTH SIDES OF SR 2237 (SMITH ROAD), WEST OF BECKENSTEIN DRIVE, SUBMITTED BY VANCE U. TYSON JR. (OWNER) & TIM EVANS ON BEHALF OF LONGLEAF PROPERTIES OF THE SANDHILLS (AGENT).
- H. **P20-33.** REZONING OF 2.00+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON WEST SIDE OF SR 2233 (BUTLER NURSERY ROAD), NORTH OF SR 2224 (NASH ROAD), SUBMITTED BY KYLE DIXON (OWNER) & TIM EVANS ON BEHALF OF LONGLEAF PROPERTIES OF THE SANDHILLS (AGENT).
- I. **P20-34.** REZONING OF 2.92+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF NC HWY 87 S & SR 2235 (GRAYS CREEK CHURCH ROAD), SUBMITTED BY VANCE U. TYSON JR. (OWNER) & TIM EVANS ON BEHALF OF LONGLEAF PROPERTIES OF THE SANDHILLS (AGENT).
- J. **P20-35.** REZONING OF 1.15+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3439 WADE STEDMAN ROAD, SUBMITTED BY SARAH ROYAL GIBBS (OWNER) & WILLIAM B. SNIVELY, PLS (AGENT).
- K. **P20-36.** REZONING OF 1.00+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1705 ROCK HILL ROAD, SUBMITTED BY JAMES MCNEILL WILLIAMS (OWNER) & WILLIAM B. SNIVELY, PLS (AGENT). (EASTOVER)

#### IX. PUBLIC HEARING CONTESTED ITEMS

##### CONDITIONAL ZONING CASE

- L. **P20-37.** REZONING OF 7.05+/- ACRES FROM A1 AGRICULTURAL TO C2(P) PLANNED SERVICE AND RETAIL DISTRICT/CZ CONDITIONAL ZONING FOR REQUESTED C2(P) USES OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE NORTH SIDE OF SR 2242 (BRAXTON ROAD), WEST OF ROSSENDALE DRIVE, SUBMITTED BY ROSS L. GREEN (OWNER).

##### REZONING CASE

- M. **P20-24.** REZONING OF 13.35+/- ACRES FROM RR RURAL RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF NC HWY 87 S & SR 2220 (TOM STARLING ROAD), SUBMITTED BY REBECCA F. PERSON ON BEHALF OF FRANCIS N. PERSON HEIRS & SUSAN P. STRICKLAND (OWNERS) & YARBOROUGH, WINTERS & NEVILLE, PA (AGENT).
- N. **P20-29.** REZONING OF 7.14+/- ACRES FROM R5A RESIDENTIAL TO R6A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED SOUTH OF SR 1003 (CAMDEN ROAD) & NORTH OF SR 1112 (ROCKFISH ROAD), EAST OF THE INTERSECTION OF CAMDEN ROAD & ROCKFISH ROAD SUBMITTED BY ELLIS E. EHLE, JR. (HOPE MILLS)
- O. **P20-30.** REZONING OF 44.23+/- ACRES FROM M(P) PLANNED INDUSTRIAL TO A1 AGRICULTURAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON WEST SIDE OF SR 2337

(WILMINGTON HWY), SOUTH OF SR 2210 (WILKES ROAD), SUBMITTED BY WARREN & DAWN BISHOP (OWNERS) & PATRICK BISHOP (AGENT).

X. DISCUSSION

- DIRECTOR'S UPDATE
  - UNC SCHOOL OF GOVERNMENT VIRTUAL TRAINING OPPORTUNITES
  - NEW DEPUTY DIRECTOR

XI. ADJOURNMENT