

Clifton McNeill, Jr., Chair
Cumberland County

Charles C. Morris, Vice-Chair
Town of Linden
David Averette,
John M. Gillis, Jr.
Dr. Marion Gillis-Olion
Cumberland County



Nancy Roy, AICP, Director
Thomas J. Lloyd
Deputy Director

Joe W. Mullinax,
Town of Spring Lake
Donovan McLaurin,
Wade, Falcon & Godwin
Frank Underwood,
Town of Stedman

COUNTY of CUMBERLAND

Joint Planning Board

MINUTES

April 6, 2004

Members Present

Mr. Clifton McNeill, Chair
Mr. Charles Morris, Vice-Chair
Mr. David Averette
Mr. John Gillis
Mr. Donovan McLaurin
Mr. Joe Mullinax
Mr. Frank Underwood

Members Absent

Dr. Marion Gillis-Olion

Others Present

Ms. Nancy Roy, Director
Mr. Thomas J. Lloyd
Ms. Barbara Swilley

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. Underwood delivered the invocation, and Chair McNeill led those present in the Pledge of Allegiance.

II. APPROVAL OF/ADJUSTMENTS TO AGENDA

A motion was made by Mr. Gillis and seconded by Mr. McLaurin to approve the Agenda as submitted. The motion passed unanimously.

III. CONSENT ITEMS

A. APPROVAL OF THE MINUTES OF MARCH 16, 2004

A motion was made by Mr. Gillis and seconded by Mr. McLaurin to approve the Minutes of March 16, 2004 as written. The motion passed unanimously.

B. 04-033: JEFFERSON VILLAGE ZERO LOT LINE SUBDIVISION REVIEW ON THE SOUTH SIDE OF FISHER ROAD, SOUTHEAST OF LAKEWAY DRIVE, FOR A VARIANCE FROM SECTION 3.17.C "STREET DESIGN", CUMBERLAND COUNTY SUBDIVISION ORDINANCE.

A motion was made by Mr. Averette and seconded by Mr. McLaurin to follow the staff recommendation and approve the variance. The motion passed unanimously.

IV. DISCUSSION

A. QUESTIONNAIRE RESULTS

Ms. Roy handed out and reviewed the compilation of results on the questionnaires that were returned from seven of the eight Planning Board members. (See attached.)

Chair McNeill suggested rearranging some of the questions to put all related questions together.

Mr. McLaurin asked about the school system's role in planning. He said that planning and development should not depend on whether there is school capacity in the area. He further objected to considering school capacity when approving development proposals. Ms. Roy said that the process would run smoothly if the School Board tracked actions of the Planning Board to assist in their planning.

Chair McNeill said that the schools spend money on building design and site development and then need huts when schools open.

Mr. Lloyd said that citizens opposing development express concerns about school capacity, and if they are concerned, they should be willing to support a bond referendum.

Ms. Roy was asked to separate question 11 to consider school capacity, open space and rural preservation/prime farmland or include it as a rated question. She was then asked to distribute the questionnaires to the Commissioners and other elected officials without the results of the Board.

Chair McNeill said that the questionnaire could be used as a tool to assist the Planning Board—not necessarily for information to be distributed to everyone.

Mr. McLaurin asked that question 12 also be separated into two questions concerning PWC and the School Board.

Mr. Mullinax said that the Planning Board has attempted to have a member of the School Board attend Planning Board meetings, and they have not done so.

Chair McNeill asked if any comments from the School Board would be included in the staff review. Ms. Roy said that they would not. Mr. Gillis said that the School Board seems to get involved only when a development interferes with the purchase of land for a school. Ms. Roy said that the City of Fayetteville wants the School Board and PWC involved in their planning efforts. Chair McNeill said he wouldn't object to their being involved in the planning effort, but not zoning. Mr. Lloyd said that higher densities actually help PWC and the City for future annexations.

Mr. Averette said that input from the School Board, PWC and any other providers should be given to staff. Mr. Lloyd explained that staff sends out sheets requesting input on all cases, and normally no one responds. He said that the sheets are collected, placed in the files and are available at Planning Board meetings in case the members have questions. Mr. Averette said that the Board should not depend on statements from the public regarding overcrowded schools, but should refer to the sheets returned from the School Board that are in the files.

Mr. Averette said that PWC is a public body, not a regulatory agency. He said if their input is requested, then the input from all providers—telephone and cable service and other utility providers—should also be requested. Chair McNeill said that PWC is different in that they provide water and sewer, not telephone or cable.

Mr. Gillis said that PWC should provide input, but not drive the Comprehensive Plan, and there are other providers to consider. He said that the Ordinance and Building Codes dictate service providing, and safeguards are built in for water and sewer (or septic). He said that the Board doesn't formally set criteria. He added that service requirements can control development to a certain extent. Ms. Roy said to clarify; PWC and the School Board comments on development proposals should go to staff.

Mr. Lloyd reminded the Board that the questionnaire was created to aid with the revision of the Zoning Ordinance. He said that contents of the Subdivision Ordinance and Comprehensive Plan are different matters.

There was a discussion regarding requiring landscaping of existing nonresidential uses on major highway corridors. Ms. Roy said that most of the members found this to be a reasonable requirement.

Chair McNeill said if the questionnaire was sent to the municipalities, their responses should be kept separate. Mr. McLaurin said that they shouldn't be sent.

Vice-Chair Morris said that the questionnaire is a helpful tool. Ms. Roy said that the questionnaires could be sent to the Towns to see if their ideas and concerns were essentially the same as those expressed by the Planning Board. Ms. Roy said that the questionnaires would be simplified and made more straightforward before they are sent. Mr. Underwood said he'd like to see if staff and the Board are in agreement. Vice-Chair Morris said that the questionnaire will give direction from the Board to staff that Mr. Averette pointed out a couple of weeks ago was missing.

B. SUBCOMMITTEE TO CONSIDER MUNICIPAL INFLUENCE AREAS

Chair McNeill explained to members that did not attend the Joint City/County Planning meeting last week that the City is again asking that Municipal Influence Areas (MIAs) again be established in the County. He asked if the members were willing to continue dialogue regarding MIAs.

Mr. Mullinax asked who approves MIAs, and he was told that the Commissioners do.

Chair McNeill said that MIAs should be limited to areas to be annexed within a short period of time. Mr. Gillis said that implementation issues would have to be worked out. Mr. Morris said that it is smart and cost effective to allow MIA standards. He said that the Commissioners would have the authority to determine what standards would be followed.

Mr. Mullinax asked to whom the people within the MIA would go if they had problems. He was told that they would go to the Joint Planning Board. Mr. Mullinax said that the City would be in charge of the MIA. Mr. Gillis said that the County inspectors would have to enforce the standards. Mr. Mullinax expressed concern that the citizens would have no recourse if they had problems with the standards. Mr. Morris said that the standards in the MIAs would more likely concern developers than the individual citizens.

A motion was made by Mr. Gillis and seconded by Mr. Mullinax to establish dialogue with the City in the form of a subcommittee to review and make recommendations regarding Municipal Influence Areas in the County. The motion passed unanimously.

Chair McNeill appointed Messrs Averette and Gillis to serve on the subcommittee and asked Ms. Roy to inform the City.

C. JOINT PLANNING BOARD

Chair McNeill said that this issue was also discussed at the Joint City/County Planning meeting. He said that the City/County Liaison has asked staff to move in a direction to forming a joint planning board. He added that zoning boards for the County, City and Hope Mills would be separate. Ms. Roy submitted a proposal and time line (see attached) to the City/County Liaison.

Chair McNeill added that at the joint meeting, there was significant reservation expressed by the Chair of the City Planning Commission about forming a joint board. Chair McNeill expressed concern that the Commissioners seem to be in favor of a joint board but have not spoken with the members of the Planning Board about the matter. Ms. Roy suggested that a meeting be set up with the Commissioners and the Planning Board. After a discussion, Chair McNeill said he could contact the Commissioners individually, and the members agreed that would be the best way to approach the issue.

D. COMPREHENSIVE PLANNING

There was a lengthy discussion regarding how comprehensive planning could be performed. It was noted that the City and Hope Mills don't have planners experienced in this area and would have to hire consultants to assist in the preparation of their areas. Ms. Roy suggested possibly a steering committee could be formed expressly for the creation of the comprehensive plan and then dissolved once the plan was completed. Mr. Averette asked if the work could be accomplished by a steering committee, and Ms. Roy said that staff would have to be added.

Mr. Gillis suggested that a dialogue be opened with the City and Hope Mills to get down to specifics. He said that the Planning Directors could formulate a strategy on whether consultants should be hired, etc.

E. LETTER FROM ENGINEERS

Mr. Averette said that the letters regarding a meeting with engineers concerned about planning (see attached) were contained in the packets. He said that the engineers plan to meet with the City officials and discuss development standards. He suggested that the Planning Board also meet with the engineers.

E. MEMO REGARDING NOMINATIONS COMMITTEE

There was discussion regarding a memo from the County Attorney cautioning the members of the Nominations Committee to hold open meetings. It was determined that the meetings are advertised and public allowed.

V. FOR YOUR INFORMATION

A. DIRECTOR'S UPDATE

Ms. Roy reported that the Fort Bragg Joint Land Use Study was not adopted by the Commissioners, and a small area plan was suggested. The Comprehensive Planning staff is working on the plan and will present a preliminary plan at the Planning Board's May 4th meeting.

Ms. Roy said that the Commissioners are considering a program that would involve the purchase of open space. The County Attorney is working on proposed agreements.

VI. ADJOURNMENT

There being no further business, the meeting adjourned at 9:25 p.m.

