

Lori Epler,
Chair
Cumberland County

Roy Turner,
Vice-Chair
Cumberland County

Garland C. Hostetter,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman
Patricia Hall,
Town of Hope Mills
Charles C. Morris,
Town of Linden



Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Walter Clark,
Sara E. Piland,
Cumberland County

Benny Pearce,
Town of Eastover

Donovan McLaurin,
Wade, Falcon, & Godwin

COUNTY of CUMBERLAND

Planning and Inspections Department

MINUTES

February 16, 2010

Members Present

Mr. Roy Turner, Acting Chair
Mr. Garland Hostetter
Mr. Benny Pearce
Mr. Walter Clark
Ms. Patricia Hall
Mr. Harvey Cain, Jr.
Mr. Donovan McLaurin
Mrs. Sara Piland
Mr. Charles Morris

Members Absent

Mrs. Lori Epler, Chair

Others Present

Ms. Patricia Speicher
Mrs. Laverne Howard
Ms. Annie Faircloth
Mr. Harvey Raynor

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

Ms. Speicher advised the Board that staff requested an adjustment to move Case P10-09 to Public Hearing Deferrals to be deferred until the March 16, 2010 Planning Board meeting. This is at the applicant's request with the staff's support.

Mr. McLaurin made a motion to approve the adjustment to the agenda, seconded by Mr. Clark. Unanimous approval.

III. PUBLIC HEARING DEFERAL – APPLICANT REQUESTED

P10-09: REZONING OF 147.3+/- ACRES FROM A1 AGRICULTURAL AND RR RURAL RESIDENTIAL TO R7.5 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1915 AND 1919 TOM STARLING ROAD; SUBMITTED BY LINDA S. JOHNSON, BARBARA SMITH, MAE S. PARSONS, TOMMY WOODSELL AND PAMELA DOMONSKI (OWNERS) AND JOHN KOENIG FOR KAS, LLC.

Case P10-09 deferred at the applicant's request to March 16, 2010.

Mr. McLaurin made a motion to approve the adjustment to the agenda, seconded by Mr. Clark. Unanimous approval.

IV. ABSTENTIONS BY BOARD MEMBERS

There were none.

V. APPROVAL OF THE MINUTES OF JANUARY 19, 2010

Ms. Hall made a motion to accept the minutes as submitted, seconded by Mrs. Piland. Unanimous approval.

VI. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

- A. **P09-55:** REZONING OF 8.00+/- ACRES FROM RR RURAL RESIDENTIAL AND A1 AGRICULTURAL TO M1(P) PLANNED LIGHT INDUSTRIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 667 WHITEHEAD ROAD; SUBMITTED BY DAVID AND ALICE CASHWELL FOR SUNTREE LANDSCAPING, INC. (OWNER) AND RUDOLPH SINGLETON, ATTORNEY.

The Planning & Inspections Staff recommends approval of the request for M1(P) Planned Industrial District based on the following:

1. The request is consistent with the location criteria for "light industrial/manufacturing" as listed in the Land Use Policies Plan of the 2030 Growth Vision Plan;
2. The request is reasonable due to the immediate area transitioning to primarily non-residential and is comparable to the adjacent zoning; and
3. The requested zoning is consistent with the surrounding land use.

There are no other districts considered suitable for this request.

A motion was made by Mrs. Piland, seconded by Mr. Morris, to follow the staff recommendation and approve case P09-55 as submitted. Unanimous approval.

- B. **P10-06:** REZONING OF 2.16+/- ACRES FROM R6 RESIDENTIAL AND R10 RESIDENTIAL TO R5A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTH SIDE OF SR 1601 (CHAPEL HILL ROAD) AND EAST OF BALSAWOOD CIRCLE; SUBMITTED BY JOHN AND INEZ D. MCCOY (OWNERS) AND DAVID DOZIER. (SPRING LAKE)

The Planning & Inspections Staff recommends approval of the R5A Residential district based on the following:

1. The request is consistent with the Spring Lake Area Detailed Land Use Plan, which calls for "medium density residential" at this location;
2. The request is consistent with the location criteria for "medium density residential" as listed in the Land Use Policies Plan of the 2030 Growth Vision Plan; and
3. Public water and sewer is available to the subject property.

There R6 Residential district could also be considered suitable for this location.

A motion was made by Mrs. Piland, seconded by Mr. Morris, to follow the staff recommendation and approve case P10-06 as submitted. Unanimous approval.

- C. **P10-08:** REZONING OF .31+/- ACRES FROM R10 RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3659 LEGION ROAD; SUBMITTED BY GREGORY G. MCLEAN FOR TRACE INVESTMENTS, LLC (OWNER) AND DENVER MCCULLOUGH, P.L.S.

The Planning & Inspections Staff recommends denial of the C(P) Planned Commercial but approval of O&I(P) Planned Office and Institutional district based on the following:

1. The request for C(P) Planned Commercial is not consistent with the location criteria for "heavy commercial" as listed in the Land Use Policies Plan of the 2030 Growth Vision Plan because public sewer is not available; the recommendation of O&I(P) Planned Office and Institutional does meet the location criteria for the Policies Plan;
2. The recommendation is reasonable due to the immediate area transitioning to primarily non-residential uses at this location; and
3. The subject property is located on a major thoroughfare that is scheduled for widening.

There are no other districts considered suitable for this request.

The property owner/applicant has verbally agreed with this staff recommendation.

A motion was made by Mrs. Piland, seconded by Mr. Morris, to follow the staff recommendation and approve case P10-08 as recommended by the staff. Unanimous approval.

VII. DISCUSSION

There was none.

VIII. FOR YOUR INFORMATION

DIRECTOR'S UPDATE

There was none.

IX. ADJOURNMENT

There being no further business, the meeting adjourned at 7:15 p.m.