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# COUNTY of CUMBERLAND

## *Planning & Inspections Department*

### AGENDA

June 19, 2012

7:00 P.M.

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

**P12-39:** REZONING OF 3.06+/- ACRES FROM A1 AGRICULTURAL TO A1A AGRICULTURAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 7132 SIM CANADY ROAD, SUBMITTED BY DONALD H. AND SHELBY T. TOWNSEND (OWNERS). DEFERRED UNTIL JULY 17, 2012

- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF MAY 15, 2012
- VII. PUBLIC HEARING CONSENT ITEMS

### TEXT AMENDMENT

- A. **P12-33:** REVISION AND AMENDMENT TO THE CUMBERLAND COUNTY ZONING ORDINANCE AMENDING ARTICLE II, INTERPRETATIONS, CALCULATIONS, AND DEFINITIONS, SECTION 203 DEFINITIONS OF SPECIFIC TERMS AND WORDS; AMENDING ARTICLE IV, PERMITTED, CONDITIONAL AND SPECIAL USES, SECTION 403, USE MATRIX BY INSERTING *INTERNET CAFÉ/VIDEO GAMING* AS A PERMITTED USE IN THE C(P) PLANNED COMMERCIAL DISTRICT COLUMN; AMENDING ARTICLE IX, INDIVIDUAL USES, BY CREATING SECTION 911.1, ENTITLED: INTERNET CAFÉ/VIDEO GAMING AND LISTING SPECIFIC DEVELOPMENT STANDARDS; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE.
- B. **P12-41:** REVISION AND AMENDMENT TO THE CUMBERLAND COUNTY ZONING ORDINANCE AMENDING ARTICLE IV PERMITTED, CONDITIONAL, AND SPECIAL USES; SECTION 403, USE MATRIX; INSERTING FOOTNOTE "4" IN THE R6A COLUMN FOR EACH ROW LISTING CLASSES OF *MANUFACTURED HOMES FOR RESIDENTIAL OCCUPANCY* WITH THE FOOTNOTE LIMITING GROUP DEVELOPMENTS TO ONE MANUFACTURED HOME WHEN PROPERTY IS ZONED R6A.

- C. **P12-42:** REVISION AND AMENDMENT TO THE TOWN OF SPRING LAKE CODE OF ORDINANCES, CHAPTER 42 ZONING; AMENDING ARTICLE II. ZONING DISTRICTS, SECTION 42-35 BY CREATING SUB-SECTION (17) ENTITLED: *CD CONSERVANCY DISTRICT*; ARTICLE III. PERMITTED PRINCIPAL USES AND STRUCTURES, SECTION 42-63. DISTRICT USE REGULATIONS, INSERTING A COLUMN ENTITLED *CD* AND SPECIFYING THE USES ALLOWED IN THE *CD* ZONING DISTRICT; ARTICLE VIII. LOT AND YARD REGULATIONS, BY CREATING SUB-SECTION (8) ENTITLED: *LOT AREA EXCEPTION IN CONSERVANCY DISTRICTS*; ARTICLE VIII. LOT AND YARD REGULATIONS, SECTION 42-192. DISTRICT DIMENSIONAL PROVISIONS BY INSERTING A ROW ENTITLED: *CD* AND ESTABLISHING YARD SETBACKS FOR THE *CD* ZONING DISTRICT; AND ARTICLE XI. SIGN REGULATIONS, SECTION 42-293, SUB-SECTIONS (1) AND (1)D. MAKING CERTAIN EXISTING SIGN REGULATIONS APPLICABLE IN THE *CD* ZONING DISTRICT; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (SPRING LAKE)

#### REZONING CASE

- D. **P12-28:** REZONING OF 1.00+/- ACRE FROM RR RURAL RESIDENTIAL TO C2(P) PLANNED SERVICE AND RETAIL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 4446 CLINTON ROAD, SUBMITTED BY JANICE IVEY AND TOMMY D. FAIRCLOTH (OWNERS) AND GARRIS NEIL YARBOROUGH, ESQ.
- E. **P12-34:** INITIAL ZONING OF .46+/- ACRE TO RR RURAL RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 222 THROUGH 232 WEST MANCHESTER ROAD, OWNED BY ROBERT T. DARDEN JR. (SPRING LAKE)
- F. **P12-35:** INITIAL ZONING OF 8.00+/- ACRES TO *CD* CONSERVANCY, RR RURAL RESIDENTIAL AND C3 HEAVY COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTH SIDE OF SR 1451 (W MANCHESTER ROAD) AND SOUTH OF SR 690 (VASS ROAD); OWNED BY DONALD B. AND BETTY R. EASTERLING. (SPRING LAKE)
- G. **P12-36:** INITIAL ZONING OF 7.79+/- ACRES TO M(P) PLANNED INDUSTRIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 421 THROUGH 439 W MANCHESTER ROAD, OWNED BY JOSEPH L. & JANATHYN L. CROSSMAN ET AL. (SPRING LAKE)
- H. **P12-37:** REZONING OF 24.73+/- ACRES FROM A1 AGRICULTURAL AND C(P) PLANNED COMMERCIAL TO C2(P) PLANNED SERVICE AND RETAIL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 3435 MURPHY ROAD AND NORTHEAST OF SR 1832 (MURPHY ROAD), SOUTHEAST OF I-95; SUBMITTED BY SANDRA F. AUTRY, MARY J. SWANN, SHARON A. PENNY AND MARSHA D. AUTRY AS THE MARGARET MURPHY AUTRY HEIRS (OWNERS) AND JAMES SHERRILL, REMAX HOMEOWNERS LTD. (EASTOVER)
- I. **P12-38:** REZONING OF 1.41+/- ACRES FROM A1A AGRICULTURAL TO R30A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 8126 & 8130 NORRIS ROAD; SUBMITTED BY LILLIE JOANN GODWIN, RICKY L. WILLIAMS AND CHICO LAMONT WILLIAMS (OWNERS) AND ECLS, INC.
- J. **P12-40:** REZONING OF 2.05+/- ACRES FROM A1 AGRICULTURAL TO R30 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 2003 AND 2005 MIDDLE ROAD AND ON THE NORTH SIDE OF SR 1728 (MIDDLE

ROAD), EAST OF SR 1725 (DOBBIN HOLMES ROAD); SUBMITTED BY KAY ROYAL WILLIFORD (OWNER). (EASTOVER)

VIII. PUBLIC HEARING CONTESTED ITEMS

IX. PUBLIC HEARING WAIVER REQUEST

**CASE NO. 12-071.** CONSIDERATION OF THE ANDREW SEALS PROPERTY; SUBDIVISION AND GROUP DEVELOPMENT REVIEW; REQUEST FOR A WAIVER FROM THE REQUIREMENT TO HAVE A MINIMUM OF 20 FEET OF STREET FRONTAGE ABUTTING EITHER A PUBLIC OR PRIVATE STREET; COUNTY SUBDIVISION ORDINANCE, SECTION 2303.C STREET FRONTAGE AND 2401.D STREET ACCESS; ZONED: A1; TOTAL ACREAGE: 6.22+/-; LOCATED AT 6476 & 6480 ALAMANCE ROAD; SUBMITTED BY ANDREW SEALS (OWNER). (COUNTY JURISDICTION)

X. DISCUSSION

DIRECTOR'S UPDATE

- MIA UPDATE

XI. ADJOURNMENT