

Walter Clark,  
Chair  
Cumberland County

Patricia Hall,  
Vice-Chair  
Town of Hope Mills

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



**CUMBERLAND**  
★ **COUNTY** ★  
NORTH CAROLINA

*Planning & Inspections Department*

Thomas J. Lloyd,  
Director

Cecil P. Combs,  
Deputy Director

Vikki Andrews,  
Diane Wheatley,  
Carl Manning,  
Cumberland County

Benny Pearce,  
Town of Eastover

Donovan McLaurin,  
Wade, Falcon & Godwin

**MINUTES**

June 17, 2014

**Members Present**

Mr. Walter Clark, Chair  
Ms. Patricia Hall, Vice-Chair  
Mr. Charles Morris  
Mr. Benny Pearce  
Mrs. Diane Wheatley  
Mr. Carl Manning  
Mr. Harvey Cain, Jr.

**Members Absent**

Mr. Garland Hostetter  
Mr. Donovan McLaurin  
Dr. Vikki Andrews

**Others Present**

Mr. Thomas Lloyd  
Ms. Patricia Speicher  
Ms. Donna McFayden  
Mrs. Laverne Howard

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. Pearce delivered the invocation and led those present in the Pledge of Allegiance.

II. APPROVAL OF / ADJUSTMENTS TO AGENDA.

There were none

**Mrs. Wheatley made a motion to accept the agenda as submitted, seconded by Mr. Morris. Unanimous approval.**

III. PUBLIC HEARING DEFERRAL /WITHDRAWAL

There were none.

IV. ABSTENTIONS BY BOARD MEMBERS

There were none.

V. APPROVAL OF THE MINUTES OF MAY 20, 2014

**Mr. Pearce made a motion to accept the minutes as submitted, seconded by Mr. Manning. Unanimous approval.**

VI. PUBLIC HEARING CONSENT ITEMS

REZONING CASE

- A. **P14-26.** REZONING OF 1.92+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1105 JOHN MCMILLAN ROAD, SUBMITTED BY BRIAN S. AND LISA M. ALGER (OWNERS).

**CONSISTENCY WITH LAND USE PLAN STATEMENT**

The district requested is consistent with the 2030 Growth Vision Plan, which calls for "urban fringe" at this location, as well as meeting the location criteria for "rural density residential" development as listed in the Land Use Policies Plan.

**REASONABLENESS & IN THE PUBLIC INTEREST**

The location and character of the district is reasonable and in the public interest by allowing for lot sizes and uses comparable to those in the surrounding area.

The Planning and Inspections Staff recommends approval of the R40 Residential district because of the foregoing and based on the following:

- If approved, the rezoning would be consistent with recent rezonings in the general area.

There are no other districts considered suitable for this request.

**Mr. Morris made motions to recommend the approval and adoption of the consistency and reasonableness statements; and to approve R40 Residential district, seconded by Mrs. Wheatley. The motions passed with a unanimous vote.**

- B. **P14-27. INITIAL ZONING OF .58+/- ACRE TO R10 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 534 THELMA SEARLES ROAD, OWNED BY TERRY GREEN. (SPRING LAKE)**

**CONSISTENCY WITH LAND USE PLAN STATEMENT**

The district requested is consistent with the 2030 Growth Vision Plan, which calls for “urban” at this location, as well as meeting the location criteria for “low density residential” development as listed in the Land Use Policies Plan. The request is also consistent with Spring Lake Area Detailed Land Use Plan, which calls for “low density residential” at this location.

**REASONABLENESS & IN THE PUBLIC INTEREST**

Consideration of the R10 Residential district for the subject property is reasonable and in the public interest as the request will be in harmony with the surrounding area.

The Planning and Inspections Staff recommends approval of the R10 Residential district because of the foregoing and also based on the following:

1. Public utilities are available to the subject property; and
2. The request was submitted by the Town of Spring Lake.

The effective date of annexation is July 1, 2014. There are no other districts considered suitable for this request.

**Mr. Morris made motions to recommend the approval and adoption of the consistency and reasonableness statements; and to approve R10 Residential district, seconded by Mrs. Wheatley. The motions passed with a unanimous vote.**

VII. DISCUSSION

There was none.

VIII. ADJOURNMENT

There being no further business, the meeting adjourned at 7:03 pm.