



CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

Planning & Inspections Department

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Diane Wheatley,
Carl Manning,
Walter Clark,
Cumberland County

Benny Pearce,
Town of Eastover

Patricia Hall,
Chair
Town of Hope Mills

Charles Morris,
Vice-Chair
Town of Linden

Jami McLaughlin,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman

Donovan McLaurin,
Wade, Falcon & Godwin

MINUTES

November 17, 2015

Members Present

Ms. Patricia Hall, Chair
Mr. Harvey Cain, Jr.
Mr. Benny Pearce
Dr. Vikki Andrews
Mrs. Jami McLaughlin
Mr. Carl Manning
Mr. Walter Clark

Members Absent

Mr. Donovan McLaurin
Mr. Charles Morris
Mrs. Diane Wheatley

Others Present

Mr. Thomas Lloyd
Ms. Patricia Speicher
Ms. Donna McFayden
Mrs. Laverne Howard
Mr. Rick Moorefield,
County Attorney

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.

Mrs. McLaughlin made a motion to approve the agenda, seconded by Dr. Andrews. Unanimous approval.

III. PUBLIC HEARING DEFERRAL/ WITHDRAWAL

There were none.

IV. ABSTENTIONS BY BOARD MEMBERS

There were none.

V. APPROVAL OF THE MINUTES OF OCTOBER 20, 2015

Mr. Clark made a motion to accept the minutes as submitted, seconded by Dr. Andrews Unanimous approval.

VI. PUBLIC HEARING CONSENT ITEM

REZONING CASE

A. **P15-39.** REZONING OF 4.26+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 823 CARL FREEMAN ROAD; SUBMITTED BY ANDREW G. AND REESHMAH T. JOHNSON (OWNERS) AND MICHAEL J. ADAMS, PLS.

1st MOTION

The Planning and Inspections Staff recommends the board find that approval of the request for rezoning in Case No. P15-39 is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for "community growth area" at this location as the proposed district would allow development at one or less units per acre. Although the requested district is not

entirely consistent with the Stedman Land Use Plan, which calls for “suburban density residential” at this location, the majority of adjacent properties are developed as “rural density residential.”

The staff recommends the board further find that approval of this rezoning is reasonable and in the public interest because the district requested for the subject property meets or exceeds the location criteria of the adopted Land Use Policies Plan, in that: *individual well and septic systems are allowed; could be located in any defined critical area as defined by the Fort Bragg Small Study Area; desirable to be limited to 1 unit per acre in areas with hydric soils and severe septic tank limitations; desirable to not be located in an area that is a prime industrial site and may be outside the Sewer Service Area.*

2nd MOTION

The Planning and Inspections Staff recommends the board approve Case No. P15-39 for the R40 Residential district based on the above information and the following:

- The R40 Residential district will allow for land uses and lot sizes that exist in the general area.

There are no other districts that could be considered suitable for this request.

Mr. Clark made both of the motions referenced above, seconded by Dr. Andrews, to follow the staff recommendations and approve the rezoning request. The motions passed unanimously.

CONDITIONAL ZONING DISTRICT

- B. **P15-58.** REZONING OF 1.37+/- ACRES FROM R20 RESIDENTIAL TO C2(P) PLANNED SERVICE AND RETAIL/CZ CONDITIONAL ZONING FOR A TRADE CONTRACTOR OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 725 AND 729 SNOW HILL ROAD, SUBMITTED BY HUXLEY A. AND AHUILDA J. JONES (OWNERS), JIMMY CRUZ AND TIMOTHY B. EVANS.

1st MOTION

The Planning and Inspections Staff recommends the board find that approval of the request for rezoning in Case No. P15-58 is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for “urban” because the site is located in an urban area. The request is consistent with the South Central Land Use Plan which calls for “airport oriented uses” at this location.

The staff also recommends the board approve this rezoning request as it is reasonable and in the public interest because the district requested for the subject property meets most of the location criteria of the adopted Land Use Policies Plan, in that: *public water and sewer available; must have direct access to a collector street; should have other light commercial uses in the area; should provide convenient goods and services to the immediate surrounding neighborhood and may be located along a street that is in transition from residential to non-residential through redevelopment and physical improvements.*

2nd MOTION

In addition to the above information, the Planning and Inspections Staff recommends the board approve Case No. P15-58 for the C2(P) Planned Service and Retail/CZ Conditional Zoning district for trade contracting based on the following:

- The location and character of the requested district will be in harmony with the general area.

There are no other districts considered suitable for this request at this location. The property owner has voluntarily agreed to all “Ordinance Related Conditions.”

Mr. Clark made both of the motions referenced above, seconded by Dr. Andrews, to follow the staff recommendations and approve the rezoning request. The motions passed unanimously.

VII. DISCUSSION

DIRECTOR'S UPDATE

- Mr. Lloyd mentioned that he had been working with a citizens group in Grays Creek to see if they would be interested in bringing water in from the Lower Cape Fear Water and Sewer Authority, we will know more at a later date. Wanted to let the board know that work was being done on this subject.
- Advised the board that after Christmas he would set a meeting for a review of the MIA Agreement.

XI. ADJOURNMENT

There being no further business, the meeting adjourned at 7:07 pm.