

Charles Morris,
Chair
Town of Linden

Diane Wheatley,
Vice-Chair
Cumberland County

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

Donovan McLaurin,
Wade, Falcon & Godwin



Planning & Inspections Department

MINUTES

October 18, 2016

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Carl Manning,
Lori Epler,
Cumberland County

Benny Pearce,
Town of Eastover

Patricia Hall,
Town of Hope Mills

Members Present

Mr. Charles Morris, Chairman
Mrs. Diane Wheatley
Mr. Benny Pearce
Dr. Vikki Andrews
Mrs. Lori Epler
Mr. Harvey Cain, Jr.
Mrs. Jamie McLaughlin
Mr. Carl Manning
Mr. Donovan McLaurin

Members Absent

Ms. Patricia Hall

Others Present

Mr. Cecil Combs
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 Mr. Manning 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 Dr. Andrews. Unanimous approval.

III. PUBLIC HEARING DEFERRAL

- A. **CASE NO. 16-102.** CONSIDERATION OF THE KENNETH MCLAURIN PROPERTY; GROUP DEVELOPMENT REVIEW; REQUEST FOR A WAIVER FROM THE REQUIREMENT TO HAVE A MINIMUM OF TWENTY FEET OF STREET FRONTAGE AND STREET ACCESS OFF OF EITHER A PUBLIC STREET OR AN APPROVED PRIVATE STREET; COUNTY SUBDIVISION ORDINANCE, SECTIONS 2303.C, STREET FRONTAGE & 2401.D, STREET ACCESS; ZONED: RR; TOTAL ACREAGE: 0.96+/-; LOCATED AT 3437 & 3441 NEBULAR DRIVE; SUBMITTED BY HAROLD F LIFE ESTATE & DEHAROLD D MCLAURIN (OWNER) AND KENNETH MCLAURIN (DEVELOPER). **DEFERRED UNTIL 11/15/2016**
- B. **P16-47.** REZONING OF 75.00+/- ACRES FROM A1 AGRICULTURAL & R40 RESIDENTIAL TO R20 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2787 THROWER ROAD, SUBMITTED BY VANCE U. TYSON ON BEHALF OF ASBY HOLDINGS, LLC (OWNER) AND CRAWFORD MCKETHAN (AGENT). **STAFF REQUESTED UNTIL 11/15/2016**

Mr. Manning made a motion to approve the deferrals, seconded by Mrs. Epler. Unanimous approval.

IV. ABSTENTIONS BY BOARD MEMBERS

There were none.

V. APPROVAL OF THE MINUTES OF SEPTEMBER 20, 2016

Vice-Chair Wheatley made a motion to accept the minutes as submitted, seconded by Ms. Hall. Unanimous approval.

VI. JOINT PLANNING BOARD DEADLINE/MEETING SCHEDULE

Mrs. Epler made a motion to approve the deadline/meeting schedule with the cancellation of the July 4, 2017 meeting, seconded by Mr. Manning. Unanimous approval.

VII. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

- A. **P16-43.** REZONING OF 1.77+/- ACRES FROM R6A RESIDENTIAL AND C1(P) PLANNED LOCAL BUSINESS TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3455 CUMBERLAND ROAD, SUBMITTED BY RICHARD A. WHEELER (OWNER).

1st MOTION

The Planning and Inspections Staff recommends the board find that approval of the request is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for “urban” at this location. The request is also consistent with the Southwest Cumberland Land Use Plan which calls for “heavy commercial” at this location.

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 generally meets or exceeds the location criteria of the adopted Land Use Policies Plan, in that: *public water and sewer required*, public sewer is not available; *have minimum direct access to a collector street*; Cumberland Road is a minor arterial street; *not be in a predominantly residential, office & institutional, or light commercial area*; *must be located on a sufficient site that provides adequate area for buffering, screening and landscaping*, subject property is 1.77 acres.

2nd MOTION

In addition to the above information, the Planning and Inspections Staff recommends the board approve Case No. P16-43 for C(P) Planned Commercial based on the following:

- The district requested will allow for land uses that exist in the general area.

The C1(P) Planned Local Business and C2(P) Planned Service and Retail Districts could also be considered suitable for this location.

Mrs. Epler made both of the motions referenced above, seconded by Mr. Manning, to follow the staff recommendations and approve the rezoning request. The motions passed unanimously.

VIII. DISCUSSION

DIRECTOR'S UPDATE

- Mr. Combs advised the Board about the November 1, 2017 work session.

Mr. Morris stated that he wanted to be more proactive and review the drainage situation and make sure there are adequate procedures and policies in place to handle flooding situations.

XI. ADJOURNMENT

There being no further business, the meeting adjourned at 7:17 pm.