

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**

February 20, 2018

Thomas J. Lloyd,  
Director

Cecil P. Combs,  
Deputy Director

Vikki Andrews,  
Carl Manning,  
Lori Epler,  
Cumberland County

Stan Crumpler,  
Town of Eastover

Patricia Hall,  
Town of Hope Mills

**Members Present**

Mr. Charles Morris, Chairman  
Mrs. Lori Epler  
Ms. Patricia Hall  
Mr. Harvey Cain, Jr.  
Mr. Stan Crumpler  
Dr. Vikki Andrews  
Mrs. Jamie McLaughlin  
Mrs. Lori Epler  
Mr. Carl Manning

**Members Absent**

Mr. Donovan McLaurin

**Others Present**

Mr. Thomas Lloyd  
Ms. Patricia Speicher  
Ms. Annie Melvin  
Mrs. Laverne Howard  
Mr. Rick Moorefield,  
County Attorney

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Hall delivered the invocation and Mr. Manning led those present in the Pledge of Allegiance.

II. APPROVAL OF / ADJUSTMENTS TO AGENDA

There were no adjustments to the agenda.

**Mrs. Epler made a motion, seconded by Mr. Manning to approve the agenda as submitted. Unanimous approval.**

III. PUBLIC HEARING DEFERRAL

**P18-03. REZONING OF .93+/- ACRE FROM R10 RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3496 GILLESPIE STREET, SUBMITTED BY PHILIP & SHARON KROPP (OWNERS). STAFF REQUESTED DEFERRAL UNTIL APRIL 17, 2018**

**Ms. Hall made a motion, seconded by Mrs. McLaughlin to approve the deferral. Unanimous approval.**

IV. ABSTENTIONS BY BOARD MEMBERS

There were none.

V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS

The Policy Statement was not needed.

VI. APPROVAL OF THE MINUTES OF JANUARY 16, 2018

**Ms. Hall made a motion, seconded by Mr. Crumpler to approve the minutes as submitted. Unanimous approval.**

VII. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

- A. **P18-04.** INITIAL ZONING OF 75.85+/- ACRES R7.5 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE EAST SIDE OF MISSION HILL ROAD, NORTH OF ROCKFISH CREEK; SUBMITTED BY GHM GROUP LLC & MILO INVESTMENTS LLC (OWNERS). (HOPE MILLS)

In Case P18-04, the Planning and Inspections Staff recommends approval of the initial zoning to R7.5 Residential except for that portion located within the Special Flood Hazard Area and Floodway to be zoned CD Conservancy and find this recommendation to be consistent with the Southwest Cumberland Land Use Plan which calls for “Low Density Residential” and “Open Space” at this location; and further find approval of the request is reasonable and in the public interest because the town initiated the request and the district requested is in harmony with the surrounding zoning.

**In Case P18-04, Mr. Crumpler made a motion, seconded by Mrs. Epler to approve of the initial zoning to R7.5 Residential except for that portion located within the Special Flood Hazard Area and Floodway to be zoned CD Conservancy and find this recommendation to be consistent with the Southwest Cumberland Land Use Plan which calls for “Low Density Residential” and “Open Space” at this location; and further find approval of the request is reasonable and in the public interest because the town initiated the request and the district requested is in harmony with the surrounding zoning.**

- B. **P18-05.** REZONING OF 2.04+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 6776 MAXWELL ROAD, SUBMITTED BY NATHAN & SHEILA EIX (OWNERS).

In Case P18-05, the Planning and Inspections Staff recommends approval of the rezoning from A1 Agricultural to R40 Residential and find this recommendation to be consistent with the 2030 Growth Vision Plan which calls for “Rural Areas” at this location; and further find approval of the request is reasonable and in the public interest because public water is available and the request is comparable to lot sizes in the surrounding area and will allow similar land uses.

**In Case P18-05, Mr. Crumpler made a motion, seconded by Mrs. Epler to approve the rezoning from A1 Agricultural to R40 Residential and find this recommendation to be consistent with the 2030 Growth Vision Plan which calls for “Rural Areas” at this location; and further find approval of the request is reasonable and in the public interest because public water is available and the request is comparable to lot sizes in the surrounding area and will allow similar land uses.**

- C. **P18-06.** REZONING OF 2.00+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2615 JOHN HALL ROAD. SUBMITTED BY MARIANA MELLO (OWNER).

In Case P18-06, the Planning and Inspections Staff recommends approval of the rezoning from A1 Agricultural to R40 Residential and find this recommendation to be consistent with the Southeast Cumberland Land Use Plan which calls for “one acre without water” at this location; and further find approval of the request is reasonable and in the public interest because the district requested is in harmony with surrounding lot sizes and land uses.

**In Case P18-06, Mr. Crumpler made a motion, seconded by Mrs. Epler to approve the rezoning from A1 Agricultural to R40 Residential and find this recommendation to be consistent with the Southeast Cumberland Land Use Plan which calls for “one acre**

**without water” at this location; and further find approval of the request is reasonable and in the public interest because the district requested is in harmony with surrounding lot sizes and land uses.**

## VIII. DISCUSSION

### DIRECTOR'S UPDATE

- Mr. Lloyd advised the Board that staff would be revisiting the Southwest Plan from the area of I-295 to the Town limit.

## IX. ADJOURNMENT

There being no further business, the meeting adjourned at 7:18 pm.