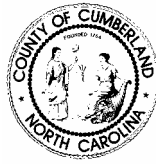


Clifton McNeill, Jr.,  
Chair  
Cumberland County

Charles C. Morris, Vice-Chair  
Town of Linden  
David Averette,  
John M. Gillis, Jr.,  
Dr. Marion Gillis-Olson  
Cumberland County



**COUNTY of CUMBERLAND**  
—◆—  
*Planning and Inspections Department*

Nancy Roy, AICP,  
Director  
Planning & Inspections

Joe W. Mullinax,  
Town of Spring Lake  
Donovan McLaurin,  
Wade, Falcon & Godwin  
Frankie Underwood,  
Town of Stedman

**September 11, 2003**

MEMORANDUM

TO: Cumberland County Joint Planning Board  
FROM: Nancy Roy  
SUBJECT: September 16, 2003 Meeting

The next scheduled meeting of the Cumberland County Joint Planning Board will be held on **Tuesday, September 16, 2003, 7:00 p.m.** in Public Hearing Room #3 of the Historic County Courthouse at 130 Gillespie Street. You will find the following information included in your packet.

1. Tentative Agenda for September 16, 2003 Meeting
2. Minutes of our September 2, 2003 Meeting
3. Information pertaining to Cases P03-68 and P03-70 through P03-78

I will be on vacation during the week of September 15 – 19. Should you have any questions about the enclosed information, please call Mr. Lloyd.

**CUMBERLAND COUNTY JOINT PLANNING BOARD  
TENTATIVE AGENDA  
September 16, 2003  
Historic Courthouse, Gillespie Street  
7 PM**

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF AGENDA/ADDITIONAL ITEMS
- III. PUBLIC HEARING DEFERRALS
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. CONSENT ITEMS

- A. APPROVAL OF THE MINUTES OF SEPTEMBER 2, 2003

**REZONING CASES**

- A. P03-68: REZONING OF A .50 ACRE PORTION OF A 1.53 ACRE TRACT FROM R6A TO C3 OR TO A MORE RESTRICTIVE ZONING DISTRICT, AT 110 YALE STREET, OWNED BY BRIAN V. AND WENDY V. BARBER.
- B. P03-70: REZONING OF A 1.49 ACRE PORTION OF A 4.29 ACRE TRACT FROM CD TO RR OR TO A MORE RESTRICTIVE ZONING DISTRICT, ON THE EAST SIDE OF SYKES POND ROAD, SOUTH OF RAEFORD ROAD, OWNED BY CRA COMMERCIAL DEVELOPMENT, INC.
- C. P03-72: REZONING OF .69 ACRES FROM R6A TO C(P) OR TO A MORE RESTRICTIVE ZONING DISTRICT, ON THE NORTH SIDE OF BAYWOOD ROAD, EAST OF DUNN ROAD, OWNED BY CULBRETH INVESTMENTS, LLC
- D. P03-73: REZONING OF 95.7 ACRES FROM A1 TO R10 OR TO A MORE RESTRICTIVE ZONING DISTRICT, ON THE SOUTH SIDE OF SAND HILL ROAD, WEST OF CYPRESS LAKES ROAD, OWNED BY CATHERINE INGRAM, M. LAUHLIN MACDONALD AND CHARLOTTE E. MACDONALD.
- E. P03-74: REZONING OF 197 ACRES FROM RR TO R10 OR TO A MORE RESTRICTIVE ZONING DISTRICT, ON THE EAST AND WEST SIDES OF HOKE LOOP ROAD, NORTH OF RAEFORD ROAD, OWNED BY LULA M. GREGORY AND HUSBAND AND ROBERT M. GREGORY, JR. ETALS.

- F. P03-75: REZONING OF 3.39 ACRES FROM RR AND PND TO C(P) OR TO A MORE RESTRICTIVE ZONING DISTRICT, ON THE SOUTH SIDE OF RAEFORD ROAD, WEST OF RAYCONDA ROAD, OWNED BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

#### AMENDMENT

- A. P03-78: REVISION AND AMENDMENTS TO THE TOWN OF STEDMAN ZONING ORDINANCE, SECTION 5.31.1, MANUFACTURED HOMES MUST BE CONSTRUCTED AFTER JULY 1, 1976. (STEDMAN)

#### CONDITIONAL USE OVERLAY

- A. P03-77: A CONDITIONAL USE OVERLAY DISTRICT AND PERMIT TO ALLOW A QUILTING BUSINESS, INSTRUCTION AND SEWING MACHINE REPAIR ON 1.0 ACRE IN A PND DISTRICT, ON THE EAST SIDE OF RAMSEY STREET, NORTH OF BETHUNE DRIVE, OWNED BY RICHARD A. AND CHRISTINE G. MYERS.

#### VII. PUBLIC HEARING ITEMS

- A. P03-71: REZONING OF 8.60 ACRES FROM C1 AND C(P) TO C3 OR TO A RESTRICTIVE ZONING DISTRICT, AT 7341 CLINTON ROAD, OWNED BY ROBERT AND ADEL JOHNSON. (STEDMAN)
- B. P03-76: REZONING OF 3.90 ACRES FROM R6A TO M2 OR TO A MORE RESTRICTIVE ZONING DISTRICT, AT 1419 BRAGG BOULEVARD, OWNED BY H & R KING. (SPRING LAKE)

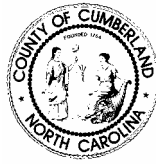
#### VIII. DISCUSSION

- A. COMPREHENSIVE PLANNING COMMITTEE UPDATE—JOE MULLINAX
- B. COMMISSIONERS' MEETING UPDATE

#### IX. ADJOURNMENT

Clifton McNeill, Jr.  
Chair  
Cumberland County

Charles C. Morris, Vice-Chair  
Town of Linden  
David Averette,  
John M. Gillis, Jr.,  
Dr. Marion Gillis-Olion  
Cumberland County



**COUNTY of CUMBERLAND**  
—◆—  
*Planning and Inspections Department*

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Director  
Planning & Inspections

Joe W. Mullinax,  
Town of Spring Lake  
Donovan McLaurin,  
Wade, Falcon & Godwin  
Frankie Underwood,  
Town of Stedman

MINUTES  
SEPTEMBER 2, 2003  
7:00 P.M.

**MEMBERS PRESENT**

Clifton McNeill, Chair  
Charles C. Morris, Vice-Chair  
David Averette  
John M. Gillis, Jr.  
Donovan McLaurin  
Joe W. Mullinax  
Marion Gillis-Olion  
Frankie Underwood

**OTHERS PRESENT**

Nancy Roy, Director  
Matthew Rooney  
BJ Cashwell

**I. INVOCATION AND PLEDGE OF ALLEGIANCE**

Mr. Gillis delivered the invocation, and Chair McNeill led those present in the Pledge of Allegiance.

**II. APPROVAL OF AGENDA/ADDITIONAL ITEMS**

A motion was made by Mr. Gillis and seconded by Mr. Mullinax to approve the agenda as presented. The motion passed unanimously.

**III. SPECIAL PRESENTATION**

Chair McNeill presented a plaque to Mr. Olsen in appreciation for his many years of dedicated service to the Board. Mr. Olsen expressed his thanks to the Board.

**IV. APPROVAL OF THE MINUTES OF AUGUST 19, 2003**

A motion was made by Mr. Gillis and seconded by Ms. Olion to approve the minutes as written. The motion passed unanimously.

**V. PRESENTATION OF CUMBERLAND COUNTY NATURAL RESOURCE INVENTORY**

Ms. Candace Williams stated she was a Conservation Biologist with the Sandhills Area Land Trust and was in charge of the Cumberland County field office. She said Mr. Bruce Sorrie was with the NC American Heritage Program that documented all the endangered or threaten species of flora and fauna. Ms. Williams stated they would discuss with the Board the Natural Areas Inventory, which was shown on the displayed

map and the report would be available through the Planning & Inspections Department. She said the second topic to be discussed would be the Rockfish Riparian Corridor Conservation Plan, which was funded by the NC Clean Water Trust Fund.

Mr. Bruce Sorrie presented a slide presentation of the flora and fauna in the Cumberland County area. He said Cumberland County was a highly diverse area in its biology and ranked 14<sup>th</sup> in North Carolina because of this diversity. He stated the inventory was to identify significant natural heritage areas in Cumberland County. It took two years to complete.

Ms. Williams presented a slide presentation of the Rockfish Creek area. She stated this would be part of what the Board might see on the proposed canoe trip. She explained one of the major areas of their work was to protect riparian buffers and water quality. She explained these buffers work as filtration systems by catching pollutants and toxins from getting into the water. She further stated the buffers stabilize the banks and act as coolants by shading the area over the waterways to have higher diversity of aquatic life. She said she had received a grant from the Clean Water Trust Fund to write a Riparian Corridor Conservation Plan and outlined the plan with the Board.

A question and answer period followed the presentation.

#### VI. SELECTION OF AIR QUALITY STRATEGIES FOR RECOMMENDATION TO BOARD OF COMMISSIONERS.

Ms. Roy stated that the Air Quality Implementation Strategies could be referred to the Land Use Code Committee for their review. She explained that an agreement had been signed with the EPA stating that we would reduce the County's level of ozone by 2007 and in return Cumberland County would not be declared nonattainment. The penalty of being considered nonattainment would be costly financially. She indicated that strategies must be selected by December 2003 and the strategies implemented by December 2004. She stated that the strategies that would apply to the Planning Board would be items 1-6.

Chair McNeill stated that he felt the committee should review the strategies and at least by the beginning of October. Vice-Chair Morris stated he felt it would be more feasible for it to be voted on and forwarded to the Commissioners, as they would have the final decision. This would allow more time to implement the strategies. Mr. Gillis stated he concurred with Vice-Chair Morris.

**A motion was made by Vice-Chair Morris and seconded by Mr. Gillis to approve Air Quality Implementation Strategies 1-6 to be forward to the County Commissioners for their consideration.**

Chair McNeill asked that item one under Specific Action the date be changed from September 2004 to December 2004 to be in conformance with the requirement by the EPA. Ms. Roy indicated the change would be made.

Mr. Mullinax asked if this would be implemented for the entire County. Ms. Roy explained that each town would have to select their own strategies.

**Upon a vote, the motion passed 5 to 3 with Chair McNeill and Messer Averette and Underwood voting against the request.**

## VII. DIRECTOR'S REPORT

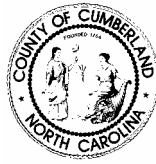
Ms. Roy said she presented the Annual Report to the Board of Commissioners and they congratulated the Board on their work. She said they are obtaining sponsors for the Randall Arendt Workshop and they are getting a good response. She said the flyer has to be in the mail by September 12 and they were planning for about 125. Ms. Roy updated the Board on the renovations to the Historic Courthouse and informed the Board that the monitors for the Board would be used at the next Board meeting.

## VIII. ADJOURNMENT

There being no further business, the meeting adjourned at 9:50 p.m.

Clifton McNeill, Jr.  
Chair  
Cumberland County

Charles C. Morris, Vice-Chair  
Town of Linden  
David Averette,  
John M. Gillis, Jr.,  
Dr. Marion Gillis-Olson  
Cumberland County



**COUNTY of CUMBERLAND**  
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Wade, Falcon & Godwin  
Frankie Underwood,  
Town of Stedman

September 10, 2003

MEMO TO: PLANNING BOARD  
FROM: PLANNING STAFF  
SUBJECT: STAFF RECOMMENDATIONS  
FOR SEPTEMBER 16, 2003 MEETING

**P03-68:** REZONING OF A .50 ACRE PORTION OF A 1.53 ACRE TRACT FROM R6A TO C3 OR TO A MORE RESTRICTIVE ZONING DISTRICT, AT 110 YALE STREET, OWNED BY BRIAN V. AND WENDY V. BARBER.

The Planning staff recommends approval of the C3 Heavy Commercial District based on the following:

1. The Cumberland Road Study calls for heavy commercial at this location.
2. This would place all land under the same ownership into one zoning classification.
3. To follow the general trend of C3 rezonings along Cumberland Road during the past year.

## **SITE PROFILE**

### **P03-68**

REZONING OF A .50 ACRE PORTION OF A 1.53 ACRE TRACT FROM R6A TO C3 OR TO A MORE RESTRICTIVE ZONING DISTRICT, AT 110 YALE STREET, OWNED BY BRIAN V. AND WENDY V. BARBER.

#### **Site Information:**

**Applicant/Owner:** ROBERT M. BENNETT / BRIAN V. AND WENDY V. BARBER

**Area:** .50 acres

**Frontage & Location:** 137 feet on Yale Street

**Depth:** 159 feet

**Jurisdiction:** County

**Adjacent Property:** No

**Current Use:** Vacant commercial

**Initial Zoning:** August 1, 1975 (Area 3)

**Previous Zoning Action(s):** None

**Surrounding Zoning:** North-R6A and city limits, East-R10, R6A, C3 and M(P), South-R10, R6A, C1, C3 and M2, West-R10, R6A, R6A/CUO and C3

**Surrounding Land Use:** No name garage, no name mobile home park (3), snack and game shop and communications store, tile shop, church, drive-in, moped store, upholstery shop and florist

**2010 Land Use Plan:** Heavy Commercial

**Designated 100-Year Floodplain or Floodway:** No Flood

**Within Area Considered for Annexation:** No

**Street Designation:** Heavy Commercial

**Cumberland Road Study:** Heavy Commercial

**Urban Services Area:** Yes

**Water/Sewer Availability:** PWC water available, sewer available on Carlos Ave, using well and septic

**Schools:** Cumberland Road Elementary, Ireland Drive Middle, Douglas Byrd Middle and High

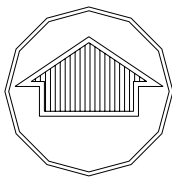
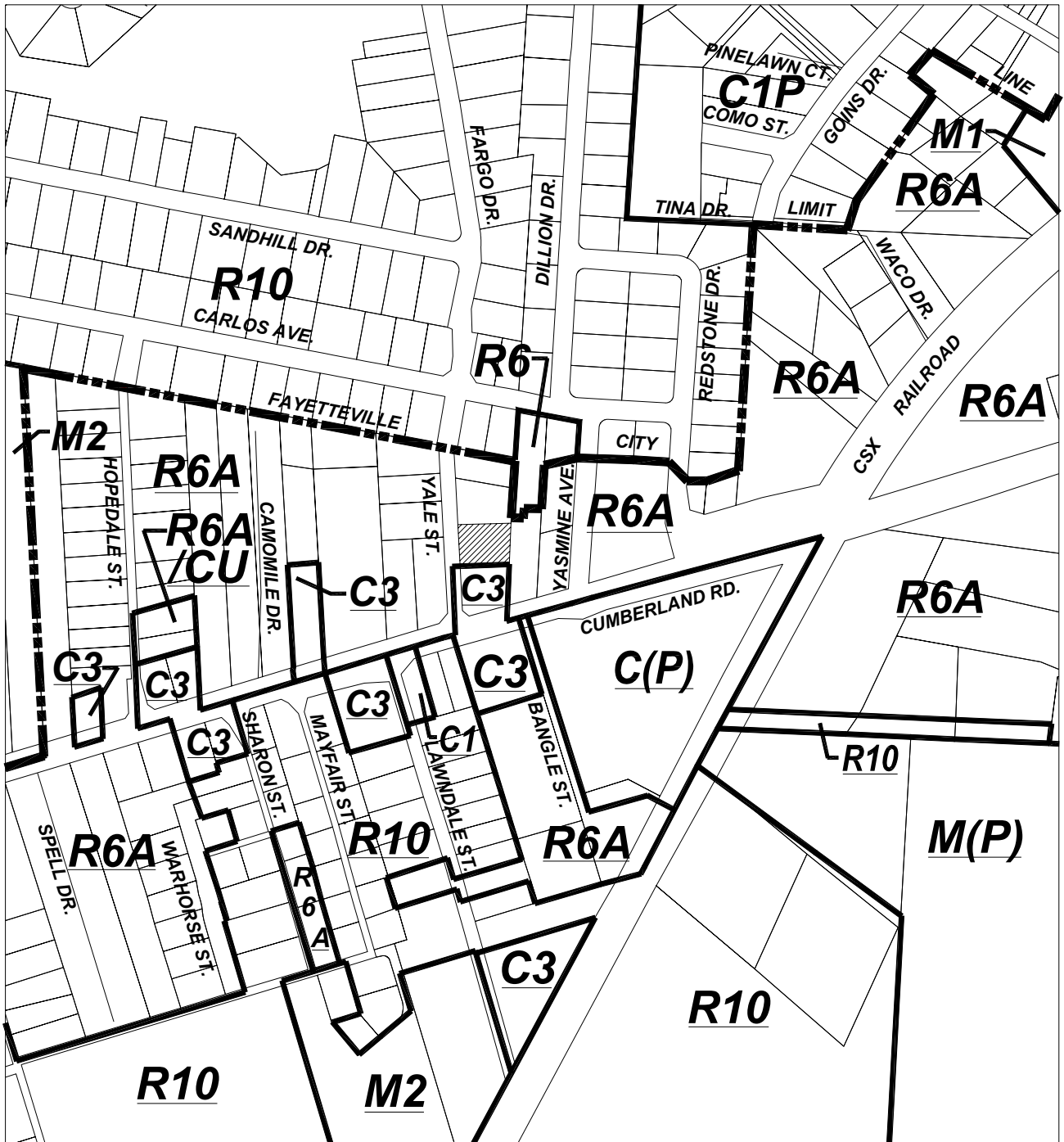
**Subdivisions:** This parcel may require a group development.

**Thoroughfare Plan:** No road improvements or new constructions specified for this area.

**Average Daily Traffic Count (2000):** 16,000 on Cumberland Road

**Notes:**





NORTH

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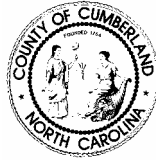
SCALE IN FEET

## REQUESTED REZONING: R6A TO C3

ACREAGE: 0.50 AC.±	HEARING NO: P03-68	
ORDINANCE: COUNTY	HEARING DATE	ACTION
PLANNING BOARD		
GOVERNING BOARD		

Clifton McNeill, Jr.  
Chair  
Cumberland County

Charles C. Morris, Vice-Chair  
Town of Linden  
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Cumberland County



## COUNTY of CUMBERLAND

### *Planning and Inspections Department*

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Wade, Falcon & Godwin  
Frankie Underwood,  
Town of Stedman

September 10, 2003

MEMO TO: PLANNING BOARD  
FROM: PLANNING STAFF  
SUBJECT: STAFF RECOMMENDATIONS  
FOR SEPTEMBER 16, 2003 MEETING

**P03-70:** REZONING OF A 1.49 ACRE PORTION OF A 4.29 ACRE TRACT FROM CD TO RR OR TO A MORE RESTRICTIVE ZONING DISTRICT, ON THE EAST SIDE OF SYKES POND ROAD, SOUTH OF RAEFORD ROAD, OWNED BY CRA COMMERCIAL DEVELOPMENT, INC.

The Planning staff recommends approval of the RR Rural Residential District based on the following:

1. More recent flood maps have pinpointed the 100-year floodline and the CD boundary would be consistent with this rezoning.

**SITE PROFILE**  
**P03-70**

REZONING OF A 1.49 ACRE PORTION OF A 4.29 ACRE TRACT FROM CD TO RR OR TO A MORE RESTRICTIVE ZONING DISTRICT, ON THE EAST SIDE OF SYKES POND ROAD, SOUTH OF RAEFORD ROAD, OWNED BY CRA COMMERCIAL DEVELOPMENT, INC.

**Site Information:**

**Applicant/Owner:** LARRY KING & ASSOCIATES, RLS PA / CRA COMMERCIAL DEVELOPMENT, INC.

**Area:** 1.49 acres

**Frontage & Location:** 240 feet on Sykes Pond Road

**Depth:** 440 feet

**Jurisdiction:** County

**Adjacent Property:** Yes

**Current Use:** Vacant

**Initial Zoning:** February 6, 1976 (Area 5)

**Previous Zoning Action(s):** None

**Surrounding Zoning:** North-RR and C(P), East-R15 and CD, South-RR and CD, West-RR, R15, and CD

**Surrounding Land Use:** Single family residential

**2010 Land Use Plan:** Low Density Residential

**Designated 100-Year Floodplain or Floodway:** No Flood

**Within Area Considered for Annexation:** No

**Street Designation:** None

**Urban Services Area:** Yes

**Water/Sewer Availability:** PWC water available, using Brookwood / PWC sewer

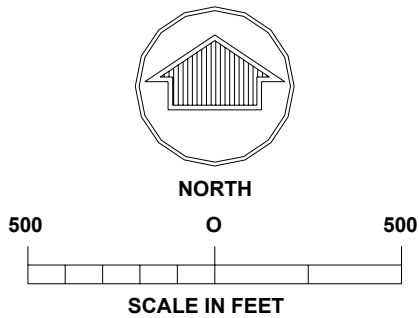
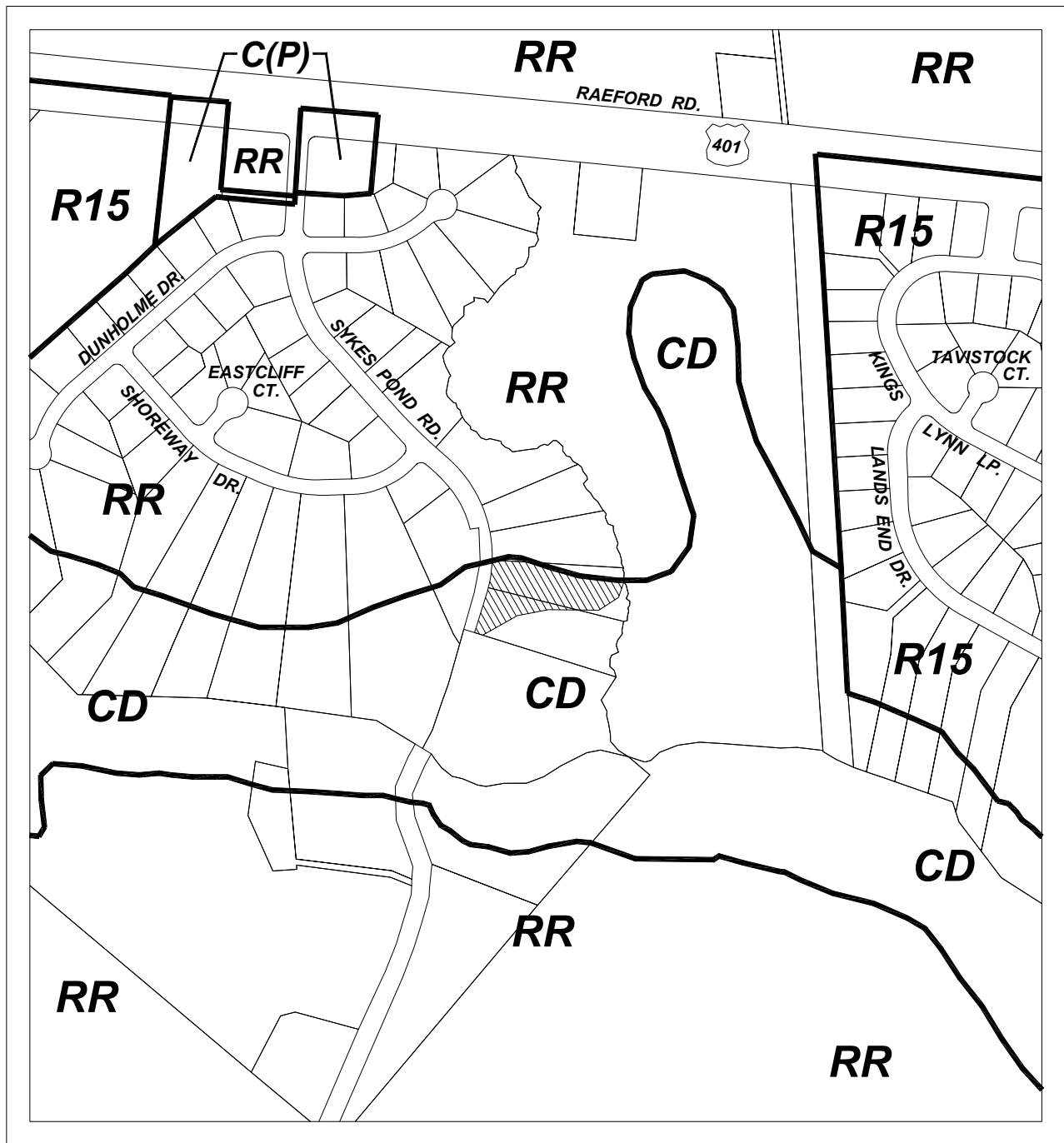
**Schools:** Lake Rim Elementary, John Griffin Middle, Jack Britt High

**Thoroughfare Plan:** No road improvements or new constructions specified for this area.

**Average Daily Traffic Count (2000):** 510 on Sykes Pond Road

**Notes:**

This rezoning is to move the CD district to the 100 year flood line.



## REQUESTED REZONING: CD TO RR

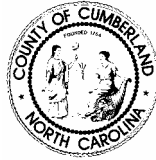
<b>ACREAGE: 1.49 AC.±</b>	<b>HEARING NO: P03-70</b>	
<b>ORDINANCE: COUNTY</b>	<b>HEARING DATE</b>	<b>ACTION</b>
<b>PLANNING BOARD</b>		
<b>GOVERNING BOARD</b>		

PORT. PINs:9476-85-9265, 85-9110

WD

Clifton McNeill, Jr.  
Chair  
Cumberland County

Charles C. Morris, Vice-Chair  
Town of Linden  
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Cumberland County



# COUNTY of CUMBERLAND

*Planning and Inspections Department*

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Wade, Falcon & Godwin  
Frankie Underwood,  
Town of Stedman

September 10, 2003

MEMO TO: PLANNING BOARD  
FROM: PLANNING STAFF  
SUBJECT: STAFF RECOMMENDATIONS  
FOR SEPTEMBER 16, 2003 MEETING

**P03-72:** REZONING OF .69 ACRES FROM R6A TO C(P) OR TO A MORE RESTRICTIVE ZONING DISTRICT, ON THE NORTH SIDE OF BAYWOOD ROAD, EAST OF DUNN ROAD, OWNED BY CULBRETH INVESTMENTS, LLC.

The Planning staff recommends approval of the C(P) Planned Commercial District based on the following:

1. To put all the property under one ownership into the same zoning classification.
2. The existing development in the area is of a non-residential nature.

**SITE PROFILE**  
**P03-72**

REZONING OF .69 ACRES FROM R6A TO C(P) OR TO A MORE RESTRICTIVE ZONING DISTRICT, ON THE NORTH SIDE OF BAYWOOD ROAD, EAST OF DUNN ROAD, OWNED BY CULBRETH INVESTMENTS, LLC.

**Site Information:**

**Applicant/Owner:** OLLOWEEN S. CULBRETH/CULBRETH INVESTMENTS, LLC

**Area:** .69 acres

**Frontage & Location:** 200 feet on Baywood Road

**Depth:** 15 feet

**Jurisdiction:** County

**Adjacent Property:** Yes

**Current Use:** Vacant

**Initial Zoning:** December 14, 1979 (Area 10)

**Previous Zoning Action(s):** None

**Surrounding Zoning:** North-RR, R15, R6A, C1 and C3, East-RR, R6A, C(P) and M2, South-RR, C(P) and M2, West-RR, R6A and C(P)

**Surrounding Land Use:** Mobile home park, apartments, wedding chapel, florist, convenience store, restaurant, no name garage, bank and food store

**2010 Land Use Plan:** Medium Density Residential

**Designated 100-Year Floodplain or Floodway:** No Flood

**Within Area Considered for Annexation:** No

**Street Designation:** None

**Proposed Interchange or Activity Node:** No

**Urban Services Area:** Yes

**Water/Sewer Availability:** Eastover water / Septic tank

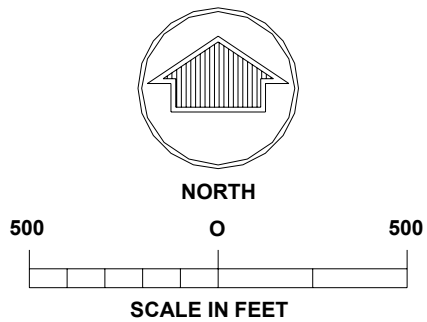
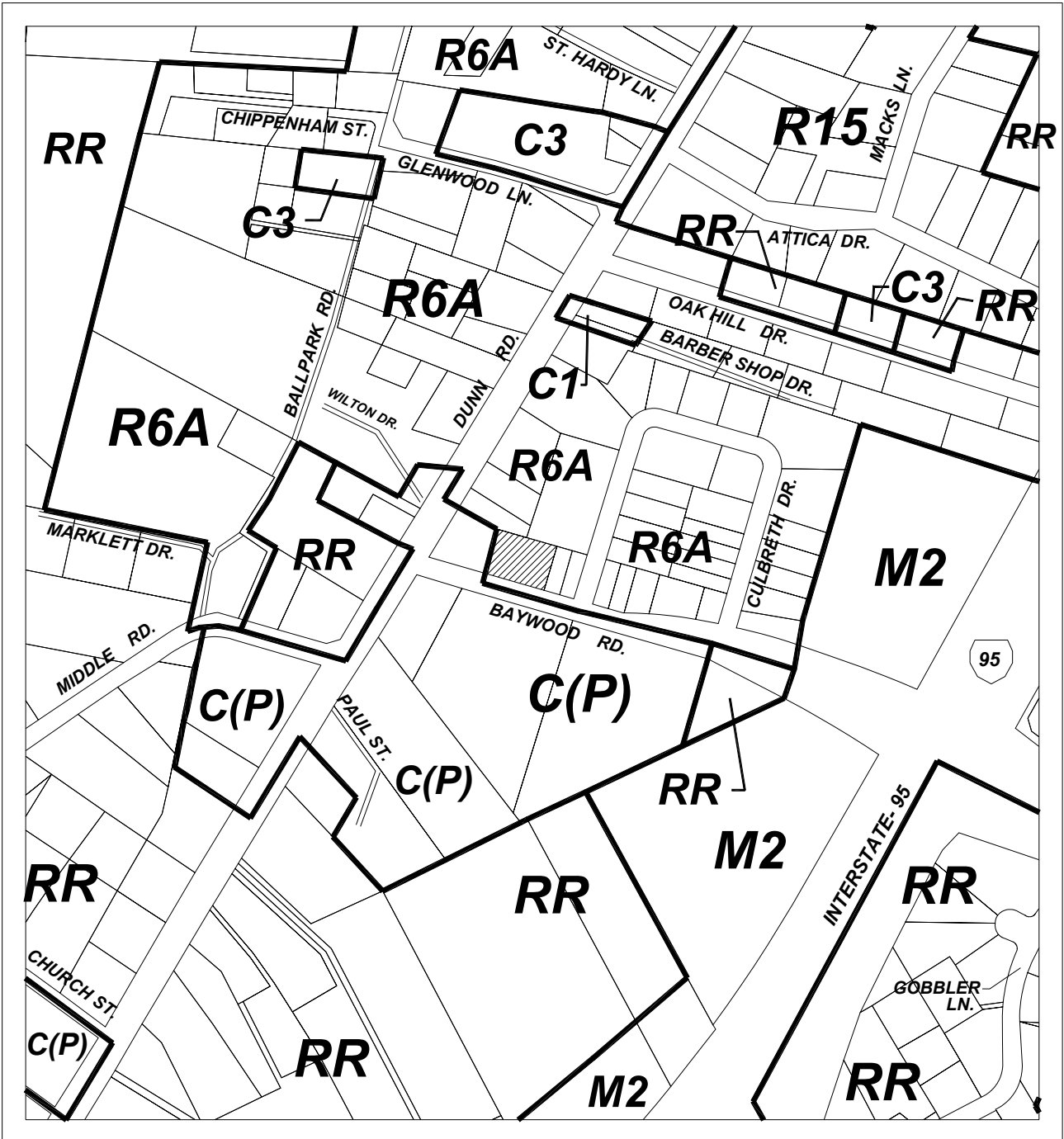
**Schools:** Armstrong Elementary, Mac Williams Middle, Cape Fear High

**Subdivisions:** C(P) site plan review will be required.

**Thoroughfare Plan:** Baywood Road is identified at a Minor Thoroughfare. It has a current 60-foot adequate right-of-way.

**Average Daily Traffic Count (2000):** 2,400 on Baywood Road

**Notes:**



## REQUESTED REZONING: R6A TO C(P)

**ACREAGE: 0.69 AC. ±**

**HEARING NO: P03-72**

**ORDINANCE: COUNTY**

**HEARING DATE**

**ACTION**

**PLANNING BOARD**

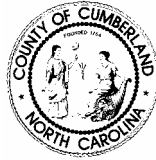
**GOVERNING BOARD**

PIN:0469-50-2449

WD

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Cumberland County

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September 10, 2003

MEMO TO: PLANNING BOARD  
FROM: PLANNING STAFF  
SUBJECT: STAFF RECOMMENDATIONS  
FOR SEPTEMBER 16, 2003 MEETING

**P03-73:** REZONING OF 95.7 ACRES FROM A1 TO R10 OR TO A MORE RESTRICTIVE ZONING DISTRICT, ON THE SOUTH SIDE OF SAND HILL ROAD, WEST OF CYPRESS LAKES ROAD, OWNED BY CATHERINE INGRAM, M. LAUHLIN MACDONALD AND CHARLOTTE E. MACDONALD.

The Planning staff recommends approval of the R10 Residential District based on the following:

1. Water and Sewer serve this property.
2. The 2010 Land Use Plan calls for low density residential at this location where utilities are present.

The Planning staff finds that the subject property is also suitable for the R40, RR, R20 and R15 zoning districts.



**SITE PROFILE**  
**P03-73**

REZONING OF 95.7 ACRES FROM A1 TO R10 OR TO A MORE RESTRICTIVE ZONING DISTRICT, ON THE SOUTH SIDE OF SAND HILL ROAD, WEST OF CYPRESS LAKES ROAD, OWNED BY CATHERINE INGRAM, M. LAUHLIN MACDONALD AND CHARLOTTE E. MACDONALD.

**Site Information:**

**Applicant/Owner:** JAMES M. KIZER / CATHERINE INGRAM, M. LAUHLIN MACDONALD AND CHARLOTTE E. MACDONALD

**Area:** 95.7 acres

**Frontage & Location:** 1,700 feet on Sand Hill Road

**Depth:** 1,300 feet

**Jurisdiction:** County

**Adjacent Property:** None

**Current Use:** Vacant

**Initial Zoning:** June 25, 1980 (Area 13)

**Previous Zoning Action(s):** None

**Surrounding Zoning:** North-A1, RR and M(P), East-A1, R10 and R10/CUO, South-A1, R10/CUO, R6/CUO and O&I/CUO, West-A1 and C(P)/CUO

**Surrounding Land Use:** Single family residential, distribution center

**2010 Land Use Plan:** Low Density Residential

**Designated 100-Year Floodplain or Floodway:** No Flood

**Within Area Considered for Annexation:** No

**Street Designation:** None

**Proposed Interchange or Activity Node:** None

**Urban Services Area:** Yes

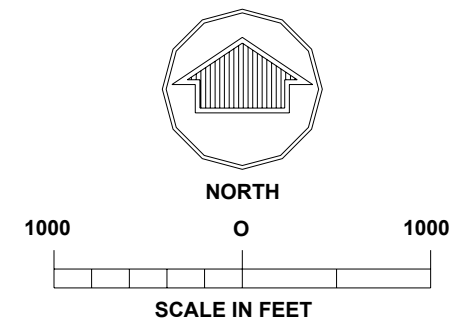
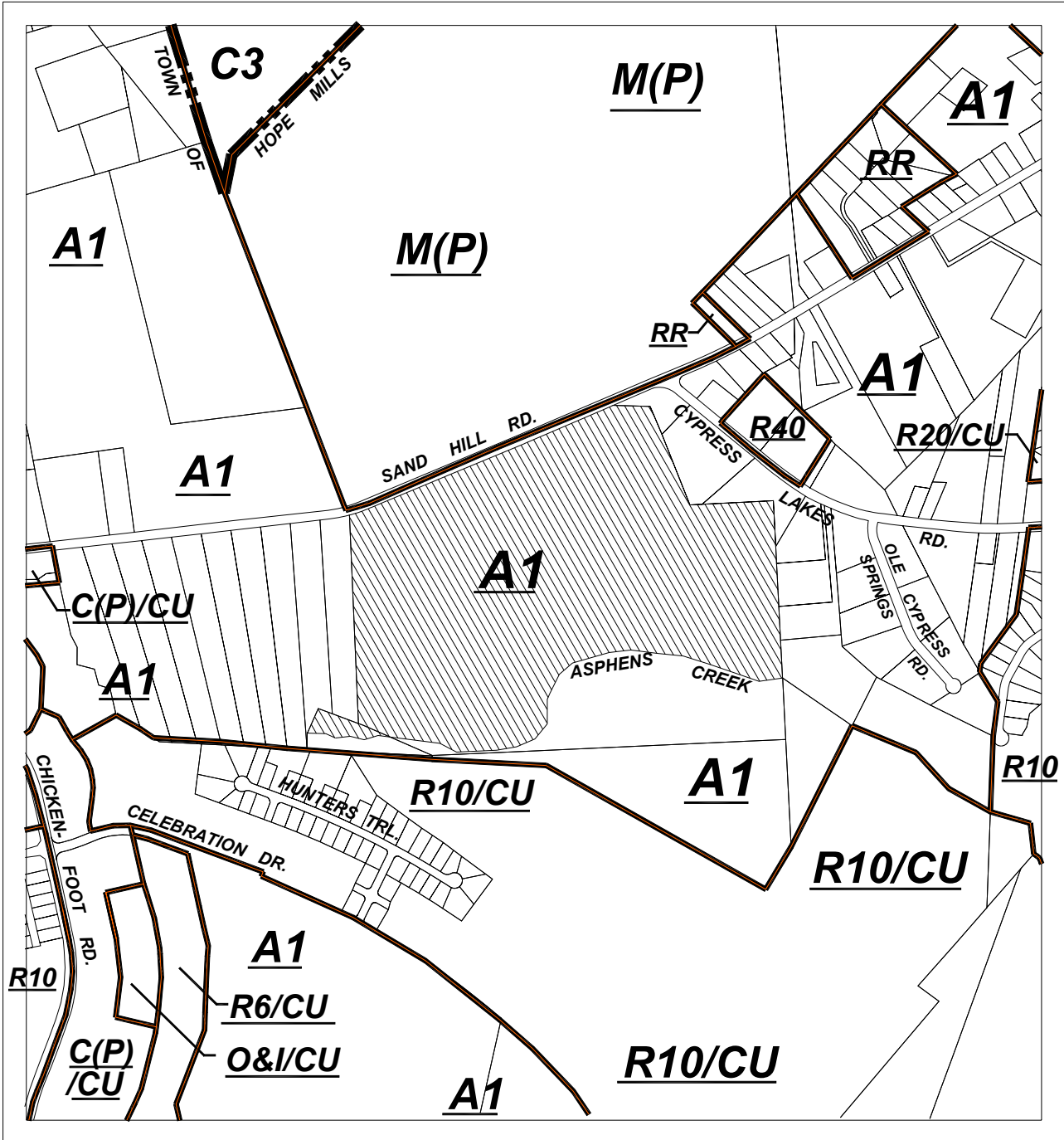
**Water/Sewer Availability:** PWC / PWC

**Schools:** Galberry Farms Elementary, Gray's Creek Middle and High

**Thoroughfare Plan:** Sand Hill Road is identified as a Minor Thoroughfare. It has a current 60-foot adequate right-of-way.

**Notes:**

Density:       A1 – 38 units  
                  R40 – 83 units  
                  R20 – 167 units  
                  R15 – 222 units  
                  R10 – 333 units



## REQUESTED REZONING: A1 TO R10

<b>ACREAGE: 95.7 AC. ±</b>	<b>HEARING NO: P03-73</b>	
<b>ORDINANCE: COUNTY</b>	<b>HEARING DATE</b>	<b>ACTION</b>
<b>PLANNING BOARD</b>		
<b>GOVERNING BOARD</b>		

PORT. OF PINS:0432-09-2177, 0422-88-9300

WD

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Chair  
Cumberland County

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Frankie Underwood,  
Town of Stedman

September 10, 2003

MEMO TO: PLANNING BOARD  
FROM: PLANNING STAFF  
SUBJECT: STAFF RECOMMENDATIONS  
FOR SEPTEMBER 16, 2003 MEETING

**P03-74:** REZONING OF 197 ACRES FROM RR TO R10 OR TO A MORE RESTRICTIVE ZONING DISTRICT, ON THE EAST AND WEST SIDES OF HOKE LOOP ROAD, NORTH OF RAEFORD ROAD, OWNED BY LULA M. GREGORY AND HUSBAND AND ROBERT M. GREGORY, JR. ETALS.

The Planning staff recommends approval of the R10 Residential District based on the following:

1. Water and Sewer serve this property.
2. The 2010 Land Use Plan calls for low density residential at this location where utilities are present.

The Planning staff also recommends that portion of the property which falls within the 100 year floodway be zoned CD Conservancy District.

The Planning staff finds that the subject property is also suitable for the R40, RR, R20 and R15 zoning districts.

## SITE PROFILE

### P03-74

REZONING OF 197 ACRES FROM RR TO R10 OR TO A MORE RESTRICTIVE ZONING DISTRICT, ON THE EAST AND WEST SIDES OF HOKE LOOP ROAD, NORTH OF RAEFORD ROAD, OWNED BY LULA M. GREGORY AND HUSBAND AND ROBERT M. GREGORY, JR. ETALS.

#### **Site Information:**

**Applicant/Owner:** LARRY KING & ASSOCIATES, RLS PA / LULA M. GREGORY AND HUSBAND AND ROBERT M. GREGORY, JR. ETALS.

**Area:** 197 acres

**Frontage & Location:** 1,840 feet on Hoke Loop Road

**Depth:** 2,330 feet

**Jurisdiction:** County

**Adjacent Property:** None

**Current Use:** Undeveloped

**Initial Zoning:** May 1, 1975 (Area 2D)

**Previous Zoning Action(s):** None

**Surrounding Zoning:** North-RR, R15 and R10, East-RR and R15, South-RR, RR/CUO and R15, West-county line

**Surrounding Land Use:** School

**2010 Land Use Plan:** Low Density Residential and Open Space

**Designated 100-Year Floodplain or Floodway:** 177 MSL along the creek

**Within Area Considered for Annexation:** No

**Street Designation:** None

**Urban Services Area:** Yes

**Water/Sewer Availability:** PWC / PWC

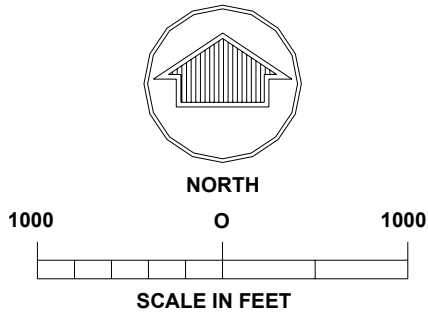
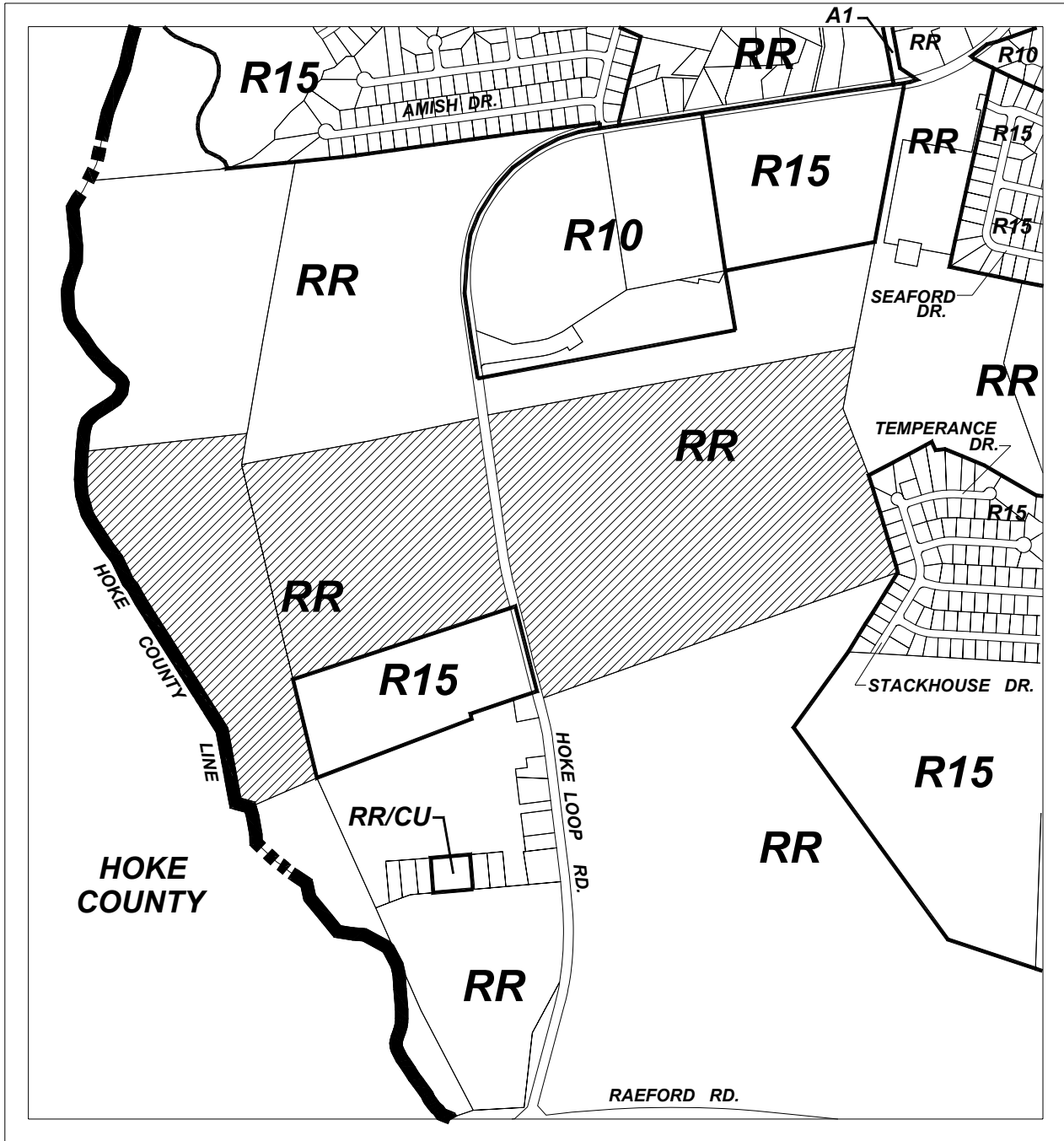
**Schools:** Lake Rim Elementary, Anne Chesnutt Middle, 71<sup>st</sup> High

**Thoroughfare Plan:** Hoke Loop Road is identified as a Major Thoroughfare. It has a current 60-foot right-of-way- (90 feet proposed with a multi-lane cross section). No road improvements are included in the 04-10 MTIP.

**Average Daily Traffic Count (2000):** 1,600 on Hoke Loop Road

#### **Notes:**

Density w/20% for roads: RR – 343 units  
R15 – 458 units  
R10 – 687 units



## REQUESTED REZONING: RR TO R10

**ACREAGE: 197.00 AC. ±      HEARING NO: P03-74**

ORDINANCE: COUNTY	HEARING DATE	ACTION
PLANNING BOARD		
GOVERNING BOARD		

PINs: 9477-60-5851, 30-5219

WD

Clifton McNeill, Jr.  
Chair  
Cumberland County

Charles C. Morris, Vice-Chair  
Town of Linden  
David Averette,  
John M. Gillis, Jr.,  
Dr. Marion Gillis-Olion  
Cumberland County



**COUNTY of CUMBERLAND**  
—◆—  
*Planning and Inspections Department*

Nancy Roy, AICP  
Director  
Planning & Inspections

Joe W. Mullinax,  
Town of Spring Lake  
Donovan McLaurin,  
Wade, Falcon & Godwin  
Frankie Underwood,  
Town of Stedman

September 10, 2003

MEMO TO: PLANNING BOARD  
FROM: PLANNING STAFF  
SUBJECT: STAFF RECOMMENDATIONS  
FOR SEPTEMBER 16, 2003 MEETING

**P03-75:** REZONING OF 3.39 ACRES FROM RR AND PND TO C(P) OR TO A MORE RESTRICTIVE ZONING DISTRICT, ON THE SOUTH SIDE OF RAEFORD ROAD, WEST OF RAYCONDA ROAD, OWNED BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

The Planning staff recommends approval of the C(P) Planned Commercial District based on the following:

1. This would be a logical extension of the C(P) adjacent to the east of the property.

## SITE PROFILE

### P03-75

REZONING OF 3.39 ACRES FROM RR AND PND TO C(P) OR TO A MORE RESTRICTIVE ZONING DISTRICT, ON THE SOUTH SIDE OF RAEFORD ROAD, WEST OF RAYCONDA ROAD, OWNED BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

#### **Site Information:**

**Applicant/Owner:** LARRY KING & ASSOCIATES, RLS PA / NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

**Area:** 3.39 acres

**Frontage & Location:** 880 feet on Raeford Road

**Depth:** 225 feet

**Jurisdiction:** County

**Adjacent Property:** None

**Current Use:** Vacant

**Initial Zoning:** February 6, 1976 (Area 5)

**Previous Zoning Action(s):** None

**Surrounding Zoning:** North-RR, R10, PND, East-R10, PND, PND/CUO and C(P), South-RR, R10 and PND, West-RR

**Surrounding Land Use:** Daycare, insurance office, church and vacant commercial

**2010 Land Use Plan:** Low Density Residential

**Designated 100-Year Floodplain or Floodway:** No Flood

**Within Area Considered for Annexation:** No

**Street Designation:** None

**Proposed Interchange or Activity Node:** No

**Urban Services Area:** Yes

**Water/Sewer Availability:** PWC / PWC

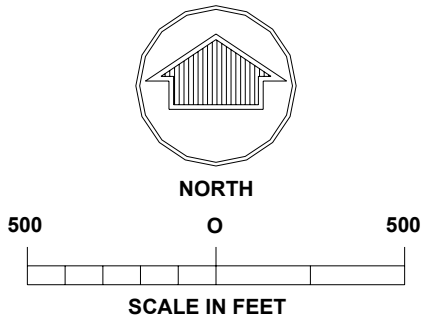
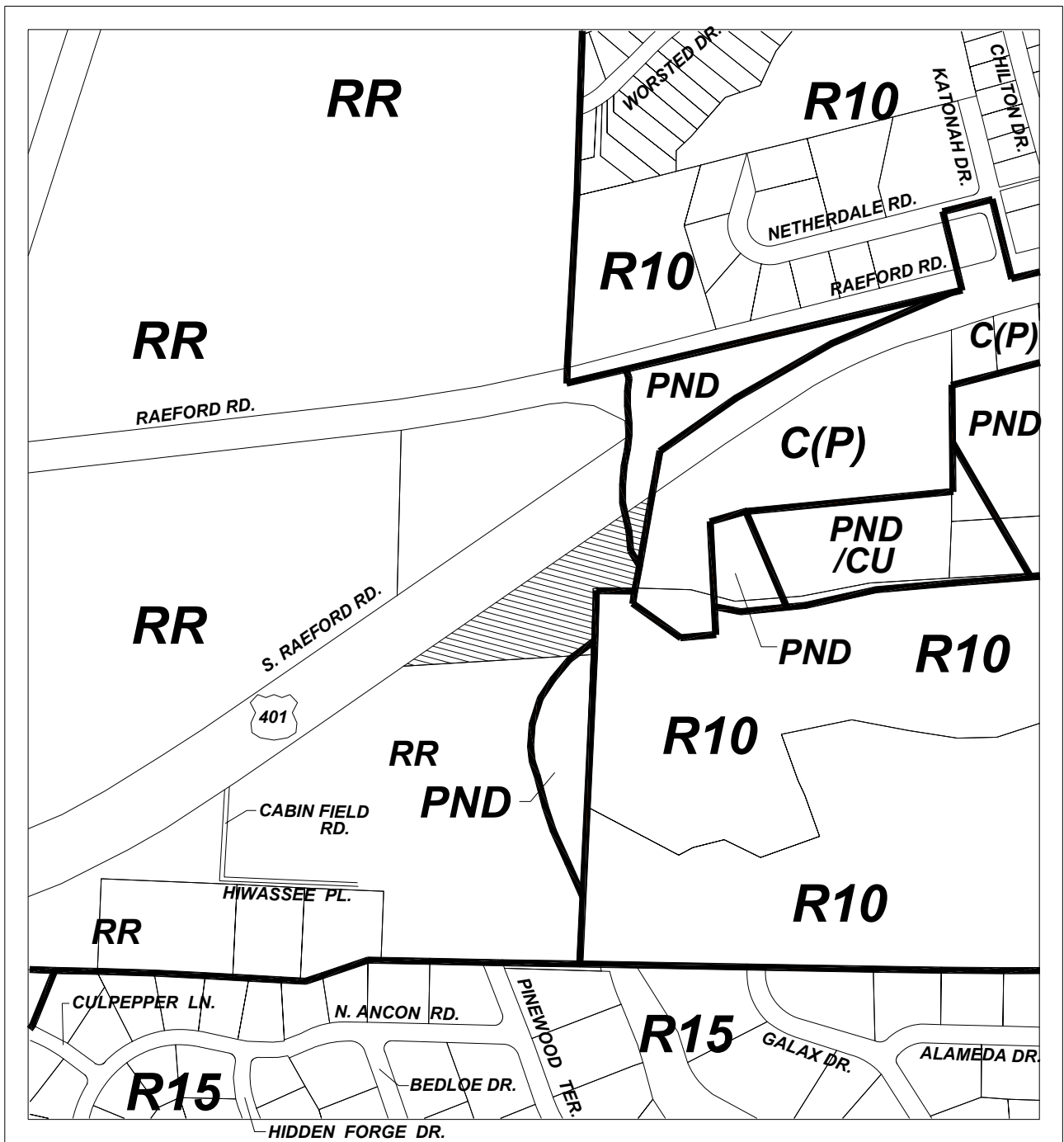
**Schools:** Loyd Auman Elementary, Lewis Chapel Middle, 71<sup>st</sup> High

**Subdivisions:** C(P) site plan review will be required.

**Thoroughfare Plan:** Raeford Road is identified as a Major Thoroughfare. It has an adequate 200 foot right-of-way with a multi-lane cross section. No road improvements are included in the 04-10 MTIP.

**Average Daily Traffic Count (2000):** 26,000 on Raeford Road

#### **Notes:**



## REQUESTED REZONING: RR & PND TO C(P)

<b>ACREAGE: 3.39 AC. ±</b>	<b>HEARING NO: P03-75</b>	
<b>ORDINANCE: COUNTY</b>	<b>HEARING DATE</b>	<b>ACTION</b>
<b>PLANNING BOARD</b>		
<b>GOVERNING BOARD</b>		

PIN:9496-26-6634

WD



Clifton McNeill, Jr.  
Chair  
Cumberland County

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**COUNTY of CUMBERLAND**  
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Frankie Underwood,  
Town of Stedman

September 10, 2003

MEMO TO: PLANNING BOARD  
FROM: PLANNING STAFF  
SUBJECT: STAFF RECOMMENDATIONS  
FOR SEPTEMBER 16, 2003 MEETING

**P03-78:** REVISION AND AMENDMENTS TO THE TOWN OF STEDMAN ZONING ORDINANCE, SECTION 5.31.1, MANUFACTURED HOMES MUST BE CONSTRUCTED AFTER JULY 1, 1976. (STEDMAN)

The Planning staff recommends approval which would allow Stedman to be consistent with the County and other municipalities in the regulation of manufactured houses.

**P03-78**

REVISION AND AMENDMENTS TO THE TOWN OF STEDMAN ZONING ORDINANCE, SECTION 5.31.1, MANUFACTURED HOMES CONSTRUCTED MUST BE AFTER JULY 1, 1976. (STEDMAN)

**Creating:**

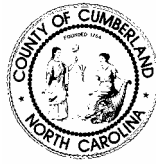
**5.3.1. Manufactured Homes Must Be Constructed after July 1, 1976.**

Manufactured homes, placed, erected or located on any parcel or lot must have been constructed after July 1, 1976 and meet or exceed the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction. A manufactured home built before July 1, 1976 that was already properly set up within the Town of Stedman may be moved within the Town's jurisdiction for a period of one year following the adoption of this amendment providing all permits are obtained for set-up. A pre-1976 manufactured home is further defined in this ordinance as a Class C manufactured home.

For the purposes of this section, "properly set up" means (1) in actual use for residential purposes; (2) lawfully connected to electricity, water and sewer or septic service; (3) in compliance with the minimum housing code; and (4) listed for property taxes and having property taxes paid as of the most recent listing period and property tax year, respectively.

Clifton McNeill, Jr.  
Chair  
Cumberland County

Charles C. Morris, Vice-Chair  
Town of Linden  
David Averette,  
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Dr. Marion Gillis-Olison  
Cumberland County



**COUNTY of CUMBERLAND**  
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Frankie Underwood,  
Town of Stedman

September 10, 2003

MEMO TO: PLANNING BOARD  
FROM: PLANNING STAFF  
SUBJECT: STAFF RECOMMENDATIONS  
FOR SEPTEMBER 16, 2003 MEETING

**P03-77:** A CONDITIONAL USE OVERLAY DISTRICT AND PERMIT TO ALLOW A QUILTING BUSINESS, INSTRUCTION AND SEWING MACHINE REPAIR ON 1.0 ACRE IN A PND DISTRICT, ON THE EAST SIDE OF RAMSEY STREET, NORTH OF BETHUNE DRIVE, OWNED BY RICHARD A. AND CHRISTINE G. MYERS.

The Planning staff recommends approval of the Conditional Use Overlay District based on the findings that the request is reasonable, not arbitrary or unduly discriminatory and in the public interest.

The Planning staff recommends approval of the Conditional Use Overlay Permit based on the findings that the proposal:

1. Will not materially endanger the public health and safety;
2. Will not substantially injure the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is to be located; and
4. Will be in conformity with the 2010 Land Use and Thoroughfare Plans.

The Planning staff recommends that the following conditions be applied to the Conditional Use Overlay Permit:

1. Hours of operations: 10:00 a.m. to 9:00 p.m.
2. Twelve total employees
3. 16 parking spaces allowed
4. Buffer as defined in Section 10.2 be provided along the rear property line.
5. Signage would be the same as that allowed in the R10 district.

**SITE PROFILE**  
**P03-77**

A CONDITIONAL USE OVERLAY DISTRICT AND PERMIT TO ALLOW A QUILTING BUSINESS, INSTRUCTION AND SEWING MACHINE REPAIR ON 1.0 ACRE IN A PND DISTRICT, ON THE EAST SIDE OF RAMSEY STREET, NORTH OF BETHUNE DRIVE, OWNED BY RICHARD A. AND CHRISTINE G. MYERS.

**Site Information:**

**Applicant/Owner:** CAROL S. AND JOHN R. WATKINS / RICHARD A. AND CHRISTINE G. MYERS

**Area:** 1.0 acres

**Frontage & Location:** 140 feet on Ramsey Street

**Depth:** 312 feet

**Jurisdiction:** County

**Adjacent Property:** None

**Current Use:** Vacant

**Initial Zoning:** August 21, 1972 (Area 1)

**Previous Zoning Action(s):** None

**Surrounding Zoning:** North and West-PND and C1, East-RR and PND, South-RR, PND, C(P) and C1/CUO

**Surrounding Land Use:** No name office, open car storage, shriners, thrift store, security building and fire department

**2010 Land Use Plan:** Suburban Density Residential

**Designated 100-Year Floodplain or Floodway:** No Flood

**Watershed Area:** Yes

**Within Area Considered for Annexation:** No

**Street Designation:** None

**Urban Services Area:** Yes

**Water/Sewer Availability:** PWC / Septic tank

**Schools:** Raleigh Road Elementary, Long Hill Elementary, Pine Forest Middle and High

**Thoroughfare Plan:** Ramsey Street is identified as a Major Thoroughfare. This is not a funded project. It has a current adequate 100-foot right-of-way with a multi-lane cross section. Road improvements are included in the 04-10 MTIP.

ROW Acquisition-Post years, Construction-Post years

**Average Daily Traffic Count (2000):** 7,500 on Ramsey Street

**Notes:**

1. Store Hours – Monday through Saturday, 10:00 a.m. to 6:00 p.m.,  
Class Hours to 9:00 p.m.
2. Signage – IAW the Zoning Ordinance.
3. Parking – 16 spaces with overflow parking in the rear.
4. Lighting – sensor operated, to be directed inward.

TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD AND THE BOARD OF COUNTY COMMISSIONERS OF CUMBERLAND COUNTY, NC:

I (We), the undersigned, hereby submit application and petition the County Commissioners to amend and to change the zoning map of the County of Cumberland as provided for by Section 12.5 of the Zoning Ordinance. In support of this petition, as hereinafter requested, the following facts are submitted:

The property sought for Conditional Use Overlay is located:

Address Ramsey St., Fayetteville, NC 28311  
(Street address or Route and Box #, and Zip Code)

Located on Ramsey St. (North of Pine Forest Middle School)  
(Name of Street/ Road, or General Directions to Site)

Parcel Identification Number 0542 - 42 - 1003 -  
(obtain from Tax Receipt or from Office of the Tax Administrator 678-7567)

Lot(s) # \_\_\_\_\_ Frontage 140 feet Depth 311.75' Containing 1 acres +/-.

\*\*\*\*\*

The applicant(s) must furnish a copy of the recorded deed(s) and/or recorded plat map of the area considered for Conditional Use Overlay. If area to be considered for Conditional use Overlay is a portion of a parcel, a written legal description by metes and bounds must accompany the deed and/or plat. (Attach a copy of each, as they apply, to this petition.)

The property sought for Conditional Use is owned by: Richard A. and Christine G. Myers

as evidenced by deed from \_\_\_\_\_

as recorded in Deed Book 2373, Page(s) 498, Cumberland County Registry.

\*\*\*\*\*

It is requested that the foregoing property be rezoned as Conditional Use Overlay District from PND to PND Conditional Use.

\*\*\*\*\*

Proposed use of property requested for Conditional  
Use: Quilt shop and sewing instruction, machine repair service, quilting service  
Note: This information shall not be used in the consideration of the Conditional Use request by the Planning Staff, Planning Board or the County Commissioners but to ensure that the proposed or intended use of the property is not otherwise allowed as a Specified Conditional Use in the zoning district in which it is located. Planning Staff will assist in determining the proper classifications(s), however, the responsibility of the actual request as submitted is that of the applicant.

APPLICATION FOR  
CONDITIONAL USE OVERLAY DISTRICT

1. Proposed uses(s):

- A. List the uses proposed for the Conditional Use Overlay District. (Use of the underlying district will continue to be legal, unless otherwise restricted.)  
Retail quilt shop and Bernina sewing products dealership.  
We also offer machine repair services (sewing, serging, embroidering machines), long-arm machine quilting services, and sewing/quilting instruction for sewers age 8-98. Finally, we create quilt kits and sell them on-line.
- B. Justification in terms of need and benefit to the community. Include a statement regarding how the uses will be compatible.  
See attached statement.

- C. Density: (If the project is to include residential units, state the number of dwelling units proposed for the project and the gross number of acres to be used.)

N/A

2. Dimensional Requirements:

- A. Reference either the dimensional requirements of district as shown in Section 7.3 or list proposed setbacks.

B. Off-street parking and loading.

16 parking places in front of the building, paved drive on one side of building leading to stone parking area for staff (or spill-over traffic) parking and deliveries.

3. Sign Requirements:

A. Reference district sign regulations proposed from Section 9.4.

Signage drawing attached but we will alter as necessary so that all signage is in accordance with zoning ordinance.

B. List any variance proposed from those regulations.

4. Miscellaneous:

Set forth other information regarding the proposed use(s), such as days and hours of operation, number of employees, exterior lighting, and noise, odor and smoke emission controls, etc., which are considered to determine whether the proposed use of the property will be compatible with surrounding areas and uses allowed therein.

See attached statement.

5. Site Plan Requirements:

Attach a site plan drawn to scale. If the proposed uses involve development subject to Cumberland County subdivision regulations, the site plan required hereunder may be general in nature, showing a generalized street pattern, if applicable and the location of proposed structures. If the proposed uses involve development not subject to subdivision regulations, the site plan shall include sufficient detail to allow the Planning Department and Planning Board to analyze the proposed use(s) and arrangement of use(s) on the site. Outline all buildings to be placed on the site, the proposed number of stories, the location and number of off-street parking spaces, proposed points of access to existing streets and internal circulation patterns, and the location of all proposed buffers and fences.

See attached drawing

6. Acknowledgement:

It is understood and agreed that upon review by the Planning Board and action by the Board of Commissioners, the uses proposed in the petition may be modified and conditions and limitations placed upon them to insure compatibility of the uses with land use plans, studies or policies and/or existing uses in the surrounding area or community.

#### 4. Miscellaneous:

Loving Stitches operates Monday – Saturday from 10 a.m. until 6 p.m. each day. We do not open on Sundays but do host a local quilting guild meeting (Cape Fear Quilters) on the third Sunday of each month in the afternoon. Their leadership has a key to the shop and they use the classroom space to hold their meetings and workshops as a courtesy. We close on major holidays and usually the day before and after each major holiday. Saturday workshops are scheduled to begin at 9 a.m. instead of 10 a.m. since those workshops normally last all day or are scheduled two per day with the same instructor. The only exception to these hours is once per year when we hold our annual Early Bird Sale and the shop opens at 7 a.m. that day and closes at noon.

Currently we have twelve employees, most of whom work three or four days each week, one is full-time. Our scheduling is very flexible and allows our employees to accommodate the needs of their families better. By having more of an employee pool from which to schedule, we are better prepared for emergency absences and are always able to staff the store adequately. There are usually 6-7 staff members scheduled to work each weekday and 3 or more on Saturdays, depending upon what is on the schedule of events for that day.

The quilting business serves quietly and causes no disturbances. While we do have quilting classes and special events that do not end until 9 p.m. on weeknights, our customers do not loiter or create any problems outside of the shop. To assure customer safety when going from the shop to their cars in the evenings, we would have exterior lighting on the business that would be sensor operated and would light the parking area. It would not be a lighting situation that would cause any interruption in the normal resting hours of our neighbors, however.

Nothing we do in the shop would create excessive noise, or any sort of odors or air pollution that would be questionably harmful to our environment or offensive to our neighbors. We simply do the things that serve the quilters and sewers in our community and work to raise the awareness of how enjoyable quilting can be. We have all the tools sewers need to utilize their skills and teach those who want to learn, how to sew and quilt. And we serve fully, meaning we can take care of any need of the quilter from the first stitch to the finished product. We can service and maintain their sewing machines to keep them in good working order, make products available they need to make their projects, inspire them by having attractive displays and sewn samples, teach them in any of the many classes we offer thru the shop or thru the community college at our location (FTCC), do the machine quilting they want on any quilt top, and even select the fabrics needed to complete any quilting pattern. None of these services should disrupt any of our neighbors.

We will have a paved parking area with 16 parking slots in front of the building. There will be additional gravel parking for our staff, customer overflow and deliveries at the rear of the building. While we have steady traffic on most days, we do not have huge numbers of visitors at any one time. Classes average no more than 12-15 people per class



so parking has been planned with that in mind as many of our customers are friends and come together to classes and events.

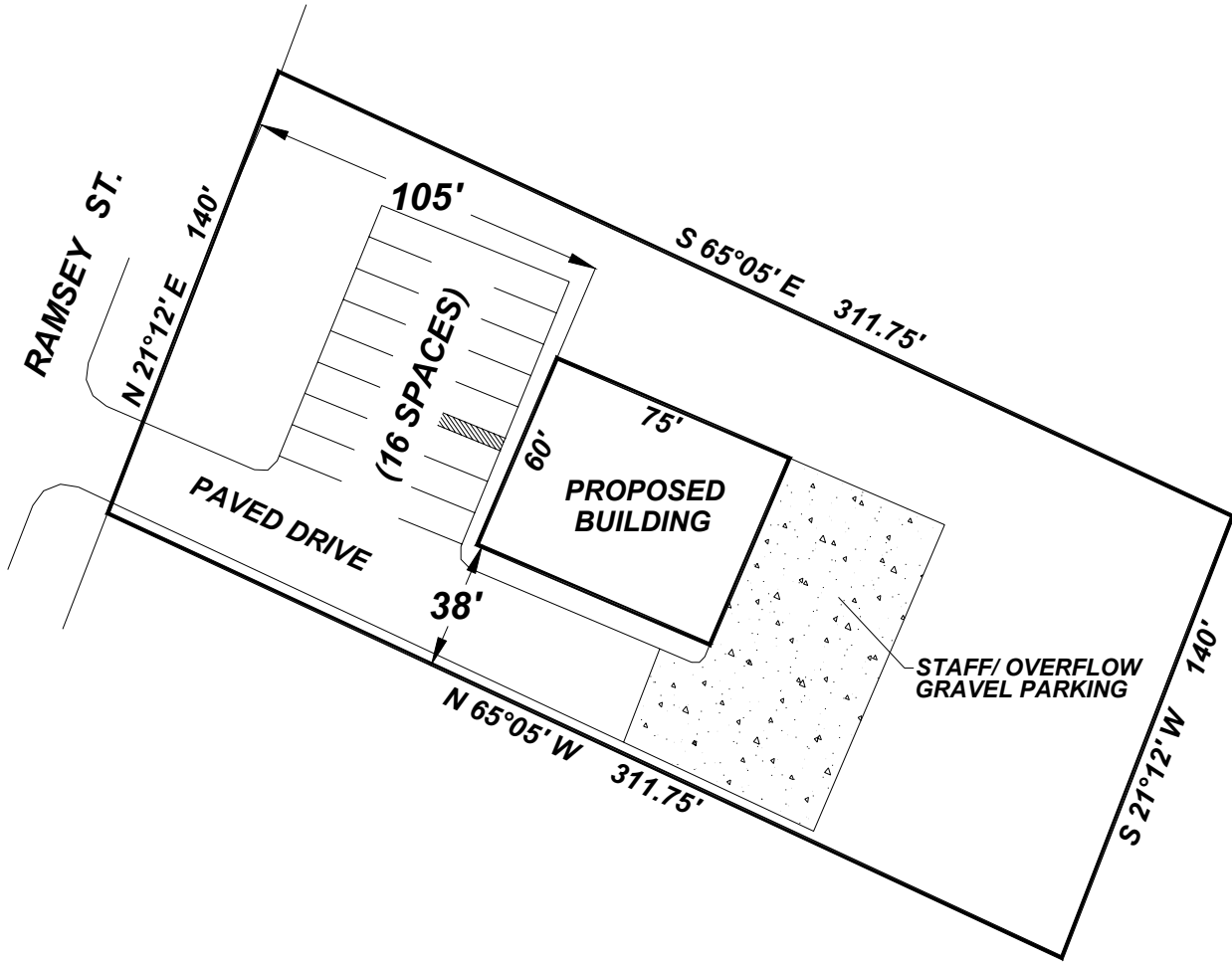
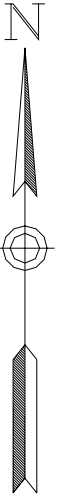
The building will be two stories, a basement and a street level floor with enclosed but visible areas for the technical service area and the long-arm quilting area. There will be two classrooms, which will also be enclosed. All enclosed areas will be well insulated to absorb as much sound as possible, more in fact than in a normal residential situation. The basement will house our storage area, the administrative offices, the quilt kitting department, and a kitchen area for our staff.

It is our hope that these miscellaneous comments will address the areas about which we were instructed to give details for your consideration. If there are any questions, please allow us the opportunity to answer them prior to making your zoning decision.

Respectfully submitted,

A handwritten signature in cursive script that reads "Carol Watkins".

Carol Watkins

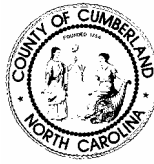


**CONDITIONAL USE OVERLAY**

**CASE: P03-77 ZONED: PND ACREAGE: 1.00 AC.±**  
**REQUEST: TO ALLOW A QUILTING BUSINESS, INSTRUCTION,**  
**AND SEWING MACHINE REPAIR. SCALE: 1"=50'**  
**PARKING: 16 SPACES SHOWN**

Clifton McNeill, Jr.  
Chair  
Cumberland County

Charles C. Morris, Vice-Chair  
Town of Linden  
David Averette,  
John M. Gillis, Jr.,  
Dr. Marion Gillis-Olson  
Cumberland County



**COUNTY of CUMBERLAND**  
—◆—  
*Planning and Inspections Department*

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Frankie Underwood,  
Town of Stedman

September 10, 2003

MEMO TO: PLANNING BOARD  
FROM: PLANNING STAFF  
SUBJECT: STAFF RECOMMENDATIONS  
FOR SEPTEMBER 16, 2003 MEETING

**P03-71:** REZONING OF 8.60 ACRES FROM C1 AND C(P) TO C3 OR TO A RESTRICTIVE ZONING DISTRICT, AT 7341 CLINTON ROAD, OWNED BY ROBERT AND ADEL JOHNSON. (STEDMAN)

The Planning staff recommends denial of C3 Heavy Commercial and approval of C(P) Planned Commercial District for the C1 portion of the tract based on the following:

1. Site plan review is preferred at this location with the Hwy. 24 Bypass to the immediate north.
2. The Planning staff is consistent in their preference for C(P) within the Town of Stedman.
3. The C3 district would allow billboards at this location.

**SITE PROFILE**  
**P03-71**

REZONING OF 8.60 ACRES FROM C1 AND C(P) TO C3 OR TO A RESTRICTIVE ZONING DISTRICT, AT 7341 CLINTON ROAD, OWNED BY ROBERT AND ADEL JOHNSON. (STEDMAN)

**Site Information:**

**Applicant/Owner:** ROBERT AND ADEL JOHNSON

**Area:** 8.60 acres

**Frontage & Location:** 610 feet on Clinton Road

**Depth:** 1,040 feet

**Jurisdiction:** Stedman

**Adjacent Property:** None

**Current Use:** Commercial

**Previous Zoning Action(s):** Violation – too much signage

**Surrounding Zoning:** North-R10 and A1, East and West-R10 and C(P), South-R10, C3 and M2

**Surrounding Land Use:** Convenience store, grocery and drug store, church, school, soda shop, insurance office, floor covering store, bank, gift shop and barber shop

**Stedman Land Use Plan:** Heavy Commercial and Open Space

**Designated 100-Year Floodplain or Floodway:** No Flood

**Street Designation:** None

**Proposed Interchange or Activity Node:** Adjacent to an activity node.

**Urban Services Area:** Stedman

**Water/Sewer Availability:** Town of Stedman water and sewer

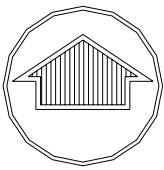
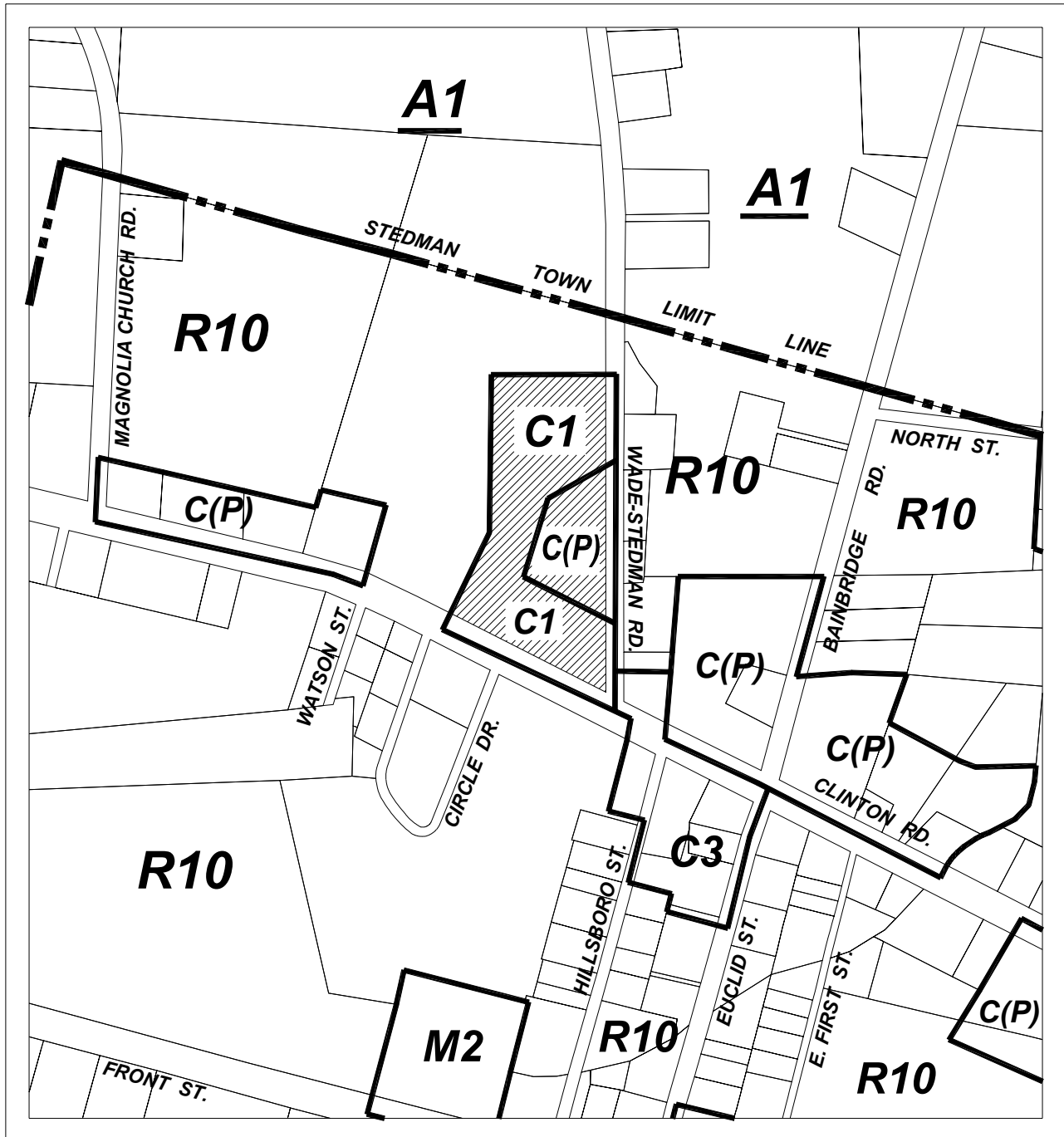
**Schools:** Stedman Primary, Stedman Elementary, Mac Williams Middle, Cape Fear High

**Subdivisions:** A group development or C(P) site plan review may be needed.

**Thoroughfare Plan:** The Stedman Bypass could have an impact on the northern end of the subject property.

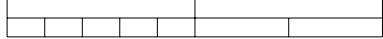
**Average Daily Traffic Count (2000):** 12,000 on Clinton Road

**Notes:**



NORTH

500 0 500



SCALE IN FEET

## REQUESTED REZONING: C1 & C(P) TO C3

ACREAGE: 8.59 AC.±

HEARING NO: P03-71

ORDINANCE: STEDMAN

HEARING DATE

ACTION

PLANNING BOARD

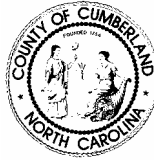
GOVERNING BOARD

PIN:0496-10-0805

WD

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Cumberland County



## COUNTY of CUMBERLAND

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Town of Stedman

September 10, 2003

MEMO TO: PLANNING BOARD  
FROM: PLANNING STAFF  
SUBJECT: STAFF RECOMMENDATIONS  
FOR SEPTEMBER 16, 2003 MEETING

**P03-76:** REZONING OF 3.90 ACRES FROM R6A TO M2 OR TO A MORE RESTRICTIVE ZONING DISTRICT, AT 1419 BRAGG BOULEVARD, OWNED BY H & R KING. (SPRING LAKE)

The Planning staff recommends denial of the M2 Heavy Industrial District based on the following:

1. The Spring Lake Land Use Plan calls for heavy commercial up to a depth of 350 feet off Hwy. 87.
2. There is no heavy industrial zoning within the general vicinity.
3. Heavy Industrial would not be appropriate adjacent to a developed residential area.

**SITE PROFILE**  
**P03-76**

REZONING OF 3.90 ACRES FROM R6A TO M2 OR TO A MORE RESTRICTIVE ZONING DISTRICT, AT 1419 BRAGG BOULEVARD, OWNED BY H & R KING. (SPRING LAKE)

**Site Information:**

**Applicant/Owner:** MOORMAN, KIZER & REITZEL, INC. / H & R KING

**Area:** 3.90 acres

**Frontage & Location:** 348 feet on Bragg Boulevard

**Depth:** 351 feet

**Jurisdiction:** Spring Lake

**Adjacent Property:** None

**Current Use:** Mobile Home Park

**Previous Zoning Action(s):** None

**Surrounding Zoning:** North-RR, R10, R6A, C(P), C3 and Ft. Bragg, R6A, C(P), C3, M1 and Ft. Bragg, South-R10, R6, C1 and C3, West-RR, R10 and M(P)

**Surrounding Land Use:** Sprint substation, no name garage, auto sales, mobile home supply, mobile home park, small engine repair, towing business, hair salon and realty office

**Spring Lake Use Plan:** Heavy Commercial and Low Density Residential

**Designated 100-Year Floodplain or Floodway:** No Flood

**Municipal Influence Area:** Spring Lake

**Street Designation:** None

**Urban Services Area:** Yes

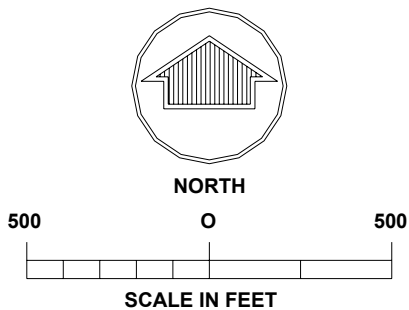
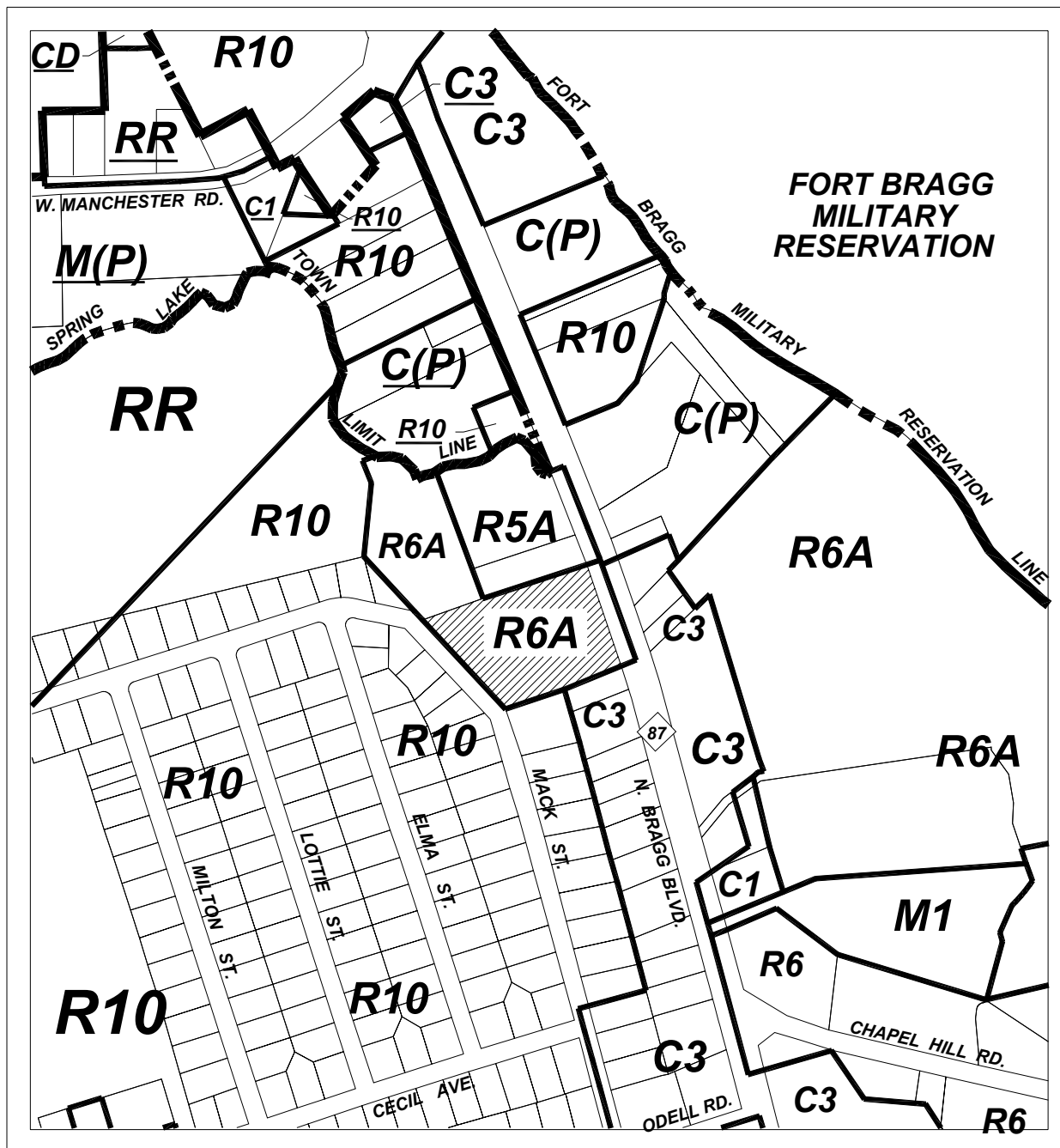
**Water/Sewer Availability:** Spring Lake water and sewer

**Schools:** Mae Rudd Williams Elementary, Manchester Elementary, Spring Lake Middle, Pine Forest High

**Thoroughfare Plan:** Highway 87 is identified as a Minor Thoroughfare. It has a current adequate right-of-way of 100 feet.

**Average Daily Traffic Count (2000):** 26,000 on Bragg Boulevard

**Notes:**



## REQUESTED REZONING: R6A TO M2

<b>ACREAGE:</b> 3.9 AC. ±	<b>HEARING NO:</b> P03-76	
<b>ORDINANCE:</b> SPRING LAKE	<b>HEARING DATE</b>	<b>ACTION</b>
<b>PLANNING BOARD</b>		
<b>GOVERNING BOARD</b>		

PIN:0502-43-5139

WD