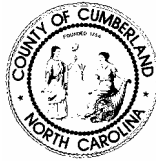


Clifton McNeill, Jr., Chair
Cumberland County

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



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Thomas J. Lloyd
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Joe W. Mullinax,
Town of Spring Lake
Donovan McLaurin,
Wade, Falcon & Godwin
Frank Underwood,
Town of Stedman

COUNTY of CUMBERLAND

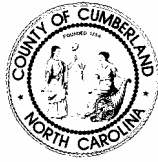
Joint Planning Board

TENTATIVE AGENDA
March 16, 2004

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
 - II. APPROVAL OF/ADJUSTMENTS TO AGENDA
 - 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 MARCH 2, 2004
 - B. P04-21: REZONING OF AN 11.0-ACRE PORTION OF TWO TRACTS TOTALLING 95.88 ACRES FROM R10 TO R5A, OR A MORE RESTRICTIVE ZONING DISTRICT, ON THE SOUTH SIDE OF SPRING AVENUE, WEST OF SOUTH PINE TREE LANE, OWNED BY MCCORMICK FARMS. (COUNTY AND SPRING LAKE)
 - C. 04-058: JOHN TUOHEY GROUP DEVELOPMENT REVIEW EAST OF US HIGHWAY 401 NORTH, SOUTH OF THE HARNETT COUNTY LINE FOR A VARIANCE FROM SECTION 3.20, "LOT STANDARDS," CUMBERLAND COUNTY SUBDIVISION ORDINANCE.
 - VII. PUBLIC HEARING ITEMS
 - A. P04-06: REZONING OF 21.0 ACRES FROM A1 TO R40, OR A MORE RESTRICTIVE ZONING DISTRICT, AT THE SOUTHWEST QUADRANT OF BUTLER NURSERY AND MARSH ROADS, SUBMITTED BY CUMBERLAND GROUP, LLC.
 - B. P04-20: REZONING OF 2.18 ACRES FROM R10 TO C1, OR A MORE RESTRICTIVE ZONING DISTRICT, AT THE SOUTHWEST QUADRANT OF DUNDLE AND GRIMES ROADS, SUBMITTED BY LUTHER PACKER.
 - C. P04-22: REZONING OF 3.41 ACRES FROM A1 TO RR, OR A MORE RESTRICTIVE ZONING DISTRICT, ON THE NORTH SIDE OF HUCKLEBERRY ROAD, EAST OF WHITE PLAINS DRIVE, OWNED BY JAMES E. BLANCHARD, SR.
 - D. P04-23: REZONING OF A 5.91-ACRE PORTION OF A 40.47-ACRE TRACT FROM A1 TO C(P), OR A MORE RESTRICTIVE ZONING DISTRICT, AT 3125 CHICKEN FOOT ROAD, SUBMITTED BY ROCKFISH CORP.
 - E. P04-24: REZONING OF A 40.05-ACRE PORTION OF A 65.36-ACRE TRACT FROM R5A/CUO, R6/CUO AND C(P)/CUO TO C(P) OR A MORE RESTRICTIVE ZONING DISTRICT, ON THE SOUTH SIDE OF RAEFORD ROAD, EAST OF CLIFFDALE ROAD, SUBMITTED BY JOHN GILLIS.
 - VIII. DISCUSSION
 - IX. FOR YOUR INFORMATION
 - A. DIRECTOR'S UPDATE
- 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



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Town of Spring Lake
Donovan McLaurin,
Wade, Falcon & Godwin
Frank Underwood,
Town of Stedman

COUNTY of CUMBERLAND

Joint Planning Board

MINUTES
March 2, 2004

Members Present

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

Others Present

Ms. Nancy Roy, Director
Maurizia Chapman
Barbara Swilley

Lydia McIntyre,
NC DOT

I. INVOCATION AND PLEDGE OF ALLEGIANCE

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

II. APPROVAL OF/ADJUSTMENTS TO AGENDA

A motion was made by Dr. Olion and seconded by Mr. Mullinax to approve the Agenda as submitted. The motion passed unanimously. Mr. Gillis was not present for the vote.

III. CONSENT ITEMS

A. APPROVAL OF THE MINUTES OF FEBRUARY 17, 2004

Two changes were made to the Minutes. A motion was made by Mr. Averette and seconded by Mr. McLaurin to approve the Minutes of February 17, 2004 with the corrections. The motion passed unanimously.

PLATS AND PLANS

B. 04-040: RICHARD C. BRUNKHORST GROUP DEVELOPMENT REVIEW ON THE EAST SIDE OF TURNBULL ROAD, SOUTH OF SHARON CHURCH ROAD, FOR A VARIANCE FROM SECTION 3.20, "LOT STANDARDS," CUMBERLAND COUNTY SUBDIVISION ORDINANCE.

A motion was made by Vice Chair Morris and seconded by Mr. Averette to approve the variance based on the staff's recommendation. The motion passed unanimously.

C. 04-041: LINDA P. MATTHEWS GROUP DEVELOPMENT REVIEW ON THE SOUTH SIDE OF VAULT FIELD ROAD, EAST OF COLLIERS ROAD, FOR A VARIANCE FROM SECTION 3.2.d, "LOT STANDARDS," CUMBERLAND COUNTY SUBDIVISION ORDINANCE.

A motion was made by Vice Chair Morris and seconded by Mr. Averette to approve the variance based on the staff's recommendation. The motion passed unanimously.

IV. DISCUSSION

A. HIGHWAY PLAN AND PROCESS

Ms. Roy introduced Maurizia Chapman and Lydia McIntyre from the NC Department of Transportation. Ms. McIntyre explained to the members the modeling process used by NCDOT to determine transportation needs in the State.

A question and answer period followed the presentation. The members thanked Ms. Chapman and Ms. McIntyre for the information they received.

V. FOR YOUR INFORMATION

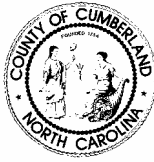
A. DIRECTOR'S UPDATE

Ms. Roy told the Board that Maurizia Chapman was asked to speak and serve on a panel for the National Association of Regional Councils Conference in Washington, DC, last week. She said that she gave an excellent presentation on air quality, and this was quite an honor for Ms. Chapman and the County.

Ms. Roy explained that the Courtroom is being refurbished—woodwork refinished, the old chandeliers replaced, portraits hung, etc. to prepare for the 250th County Anniversary Celebration scheduled for March 26—28, 2004. She said that the event will include the Courthouse being opened, the symphony performing, a parade, carnival, petting zoo, Babe Ruth Traveling Museum and an exhibition game by the Fayetteville Wildcats. In addition, many churches in the County will mention the event, and Snyder Memorial Church will have an orchestra and choir performance Sunday evening. She invited all present to attend a special reception honoring those serving the County and members of the 250th Anniversary Committee on Friday evening at the Courthouse at 5:30 p.m.

VI. ADJOURNMENT

There being no further business, the meeting adjourned at 8:00 p.m.



Clifton McNeill, Jr., Chair
Cumberland County

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Town of Linden
David Averette,
John M. Gillis, Jr.
Dr. Marion Gillis-Olson
Cumberland County

COUNTY of CUMBERLAND
—◆—
Planning and Inspections

Nancy Roy, AICP, Director
Thomas J. Lloyd,
Deputy Director

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

March 11, 2004

MEMO TO: PLANNING BOARD
FROM: PLANNING STAFF
SUBJECT: STAFF RECOMMENDATIONS
FOR MARCH 16, 2004 MEETING

P04-21: REZONING OF AN 11.0-ACRE PORTION OF TWO TRACTS TOTALLING 95.88 ACRES FROM R10 TO R5A, OR A MORE RESTRICTIVE ZONING DISTRICT, ON THE SOUTH SIDE OF SPRING AVENUE, WEST OF SOUTH PINE TREE LANE, OWNED BY MCCORMICK FARMS. (SPRING LAKE AND COUNTY)

The Planning staff recommends approval of the R5A Residential District based on the following:

1. Public water is in place on the site, and public sewer is available; and
2. The uses allowed in the R5A District are consistent with the character of the neighborhood.

SITE PROFILE

P04-21

REZONING OF AN 11.0 ACRE PORTION OF TWO TRACTS TOTALLING 95.88 ACRES FROM R10 TO R5A OR TO A MORE RESTRICTIVE ZONING DISTRICT, ON THE SOUTH SIDE OF SPRING AVENUE, WEST OF SOUTH PINE TREE LANE, OWNED BY MCCORMICK FARMS.(COUNTY & SPRING LAKE)

Site Information:

Applicant/Owner: T. L. BROOKS IV / MCCORMICK FARMS

Area: 11.0 acres

Frontage & Location: 800 feet on Spring Avenue

Depth: 629 feet

Jurisdiction: County and Spring Lake

Adjacent Property: No

Current Use: Vacant

Initial Zoning: January 7, 1977 (Area 11)

Previous Zoning Action(s): None

Surrounding Zoning: North-R10, R6A, C(P), C3, East-R10, R10/CUO, R6A and Ft. Bragg, South-R10, R6, R6/MHO, Ft. Bragg, and West-R10, R6, R6A

Surrounding Land Use: Mobile home park (5), cell tower and school (2)

2010 Land Use Plan: Low Density Residential

Spring Lake Land Use Plan: Low Density Residential

Designated 100-Year Floodplain or Floodway: No Flood

Watershed Area: No

Municipal Influence Area: Spring Lake

Within Area Considered for Annexation: No

Street Designation: None

Proposed Interchange or Activity Node: No

Urban Services Area: Yes

Water/Sewer Availability: Spring Lake utilities

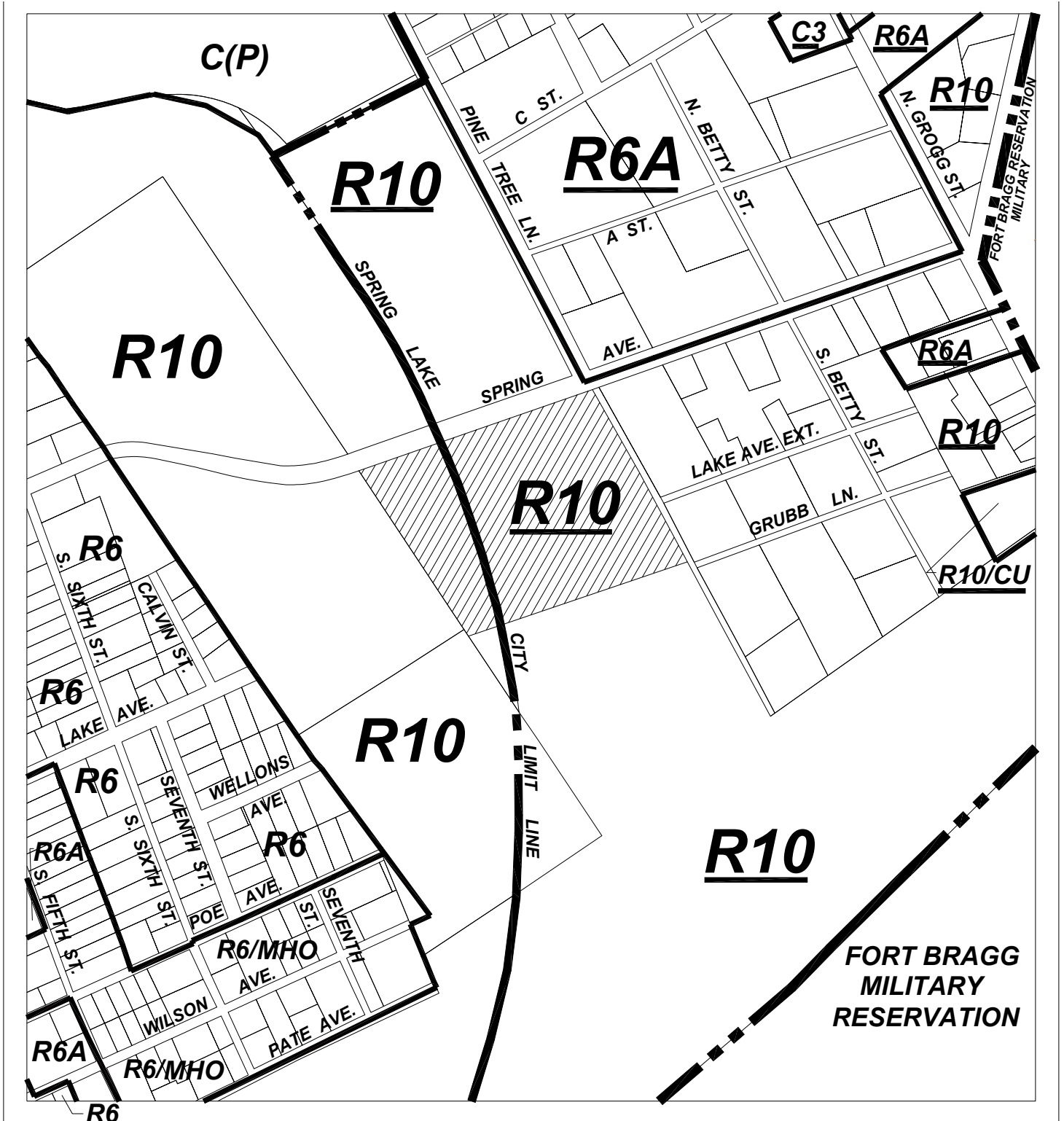
Schools: Manchester and Mae Rudd Williams Elementary, Spring Lake Middle, Pine Forest High

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

Average Daily Traffic Count (2000): 3,900 on Spring Avenue

Notes:

		County	Spring Lake	
		<u>7.92 acres</u>	<u>3.08 acres</u>	<u>Total</u>
Density w/o 20% for roads:	R10	46 units	18 units	64 units
	R6	85 units	27 units	112 units
	R5A	114 units	44 units	158 units



REQUESTED REZONING: R10 TO R5A

ACREAGE: 11.00 AC.±

HEARING NO: P04-21

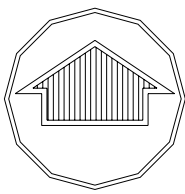
ORDINANCE: CO./SPRING LK.

HEARING DATE

ACTION

PLANNING BOARD

GOVERNING BOARD



NORTH

500 0 500



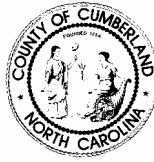
SCALE IN FEET

PORTION OF PIN: 0501-97-4543
PORTION OF PIN: 0511-07-6534

AF

Clifton McNeill, Jr.
Chair
Cumberland County

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



COUNTY *of* CUMBERLAND

Planning and Inspections Department

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Director
Thomas J. Lloyd,
Deputy Director

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

March 10, 2004

MEMORANDUM

TO: Planning Board

FROM: Ed Byrne, Planner I
Land Use Codes

SUBJECT: Case No. 04-058
John Tuohey Property
(Group Development Review)

The developer submitted a request for a variance from Section 3.20.d, "Lot Standards" Cumberland County Subdivision Ordinance. This requires that all lots shall have a minimum of 20 feet of road frontage. The developer has requested to place a second single-family structure on a lot using a 60-foot easement for access. The property contains 15.00 acres and is zoned R20.

In accordance with Section 6.1, Variances, of the Cumberland County Subdivision Ordinance, the Planning Board may vary the requirements of this ordinance, where because of the size of the tract to be subdivided, its topography, the condition or nature of the adjoining areas, or the existence of other unusual physical conditions, strict compliance with the provisions of this ordinance would cause an unusual and unnecessary hardship on the subdivider.

The Planning Staff recommends **Approval** of the requested variance based on the following.

1. That this property was created legally under state law that allows for the subdivision of property over 10 acres without having to meet any local regulations.
2. The Cumberland County Planning Board has approved similar request for the second structure when the developer has a minimum of a 20 foot easement for access;
3. That no subdivision of this property would be allowed until an approved road was created to serve these lots.

Attachments

cc: John Tuohey, Developer
Grainger Barrett, County Attorney
Patti Speicher, Land Use Codes

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Chair
Cumberland County

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PLANNING STAFF DECISION: 03-10-04 PLANNING BOARD DECISION: 03-16-04 COUNTY OR COUNCIL MEETING: N/A

CASE NO: 04-058 NAME OF DEVELOPMENT: JOHN TUOHEY PROPERTY
(GROUP DEVELOPMENT REVIEW)

LOCATION: ON THE EAST SIDE OF RAMSEY STREET, NORTH OF ZONING: R20

LINDEN ROAD PIN: 0565-70-9084

OWNER OR DEVELOPER: JOHN TUOHEY ENGINEER OR DESIGNER: N/A

COUNTY ORDINANCE GODWIN ORDINANCE STEDMAN ORDINANCE SPRING LAKE ORDINANCE FALCON ORDINANCE

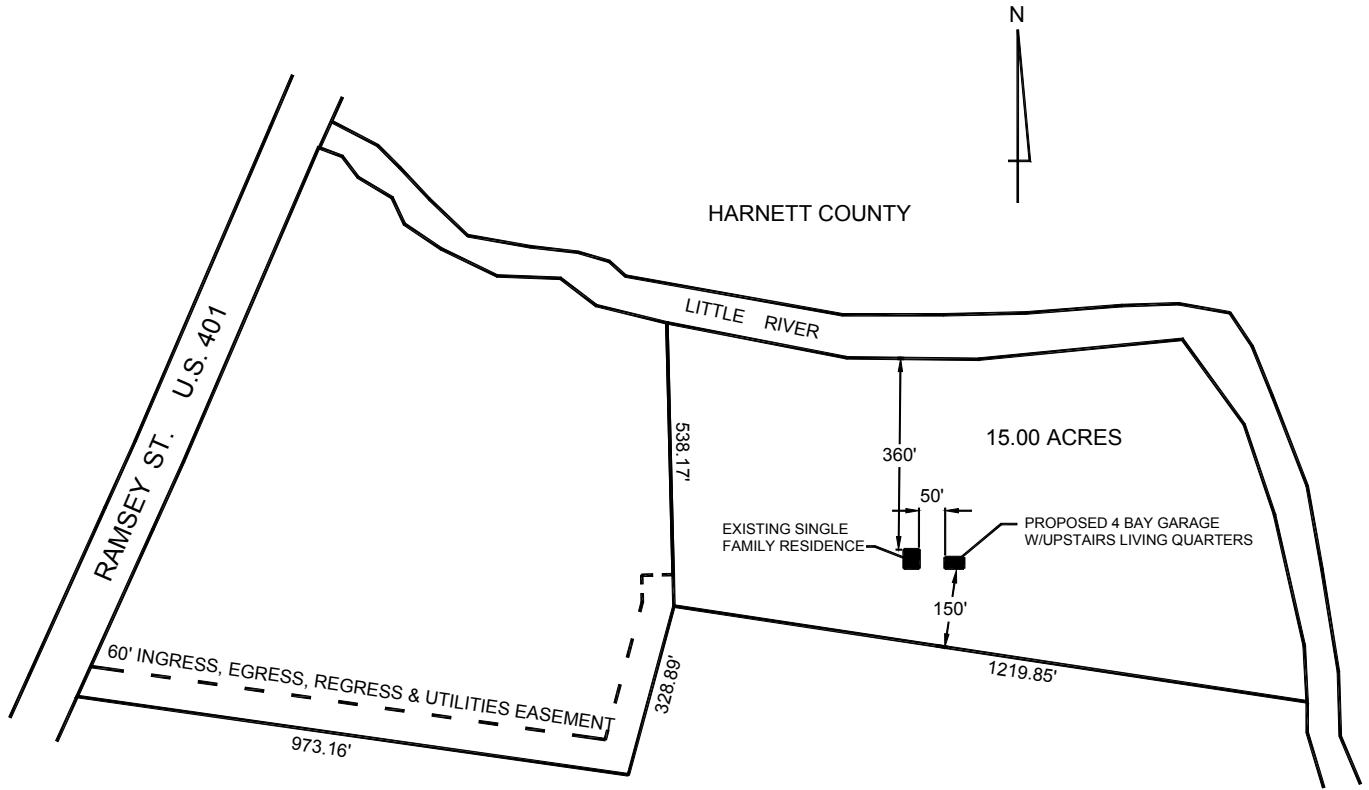
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<input type="checkbox"/> EXTENSION <input type="checkbox"/> REVISION	<input type="checkbox"/> EXTENSION <input type="checkbox"/> REVISION	<input type="checkbox"/> EXTENSION <input type="checkbox"/> REVISION
<input checked="" type="checkbox"/> APPROVED CONDITIONALLY	<input type="checkbox"/> APPROVED CONDITIONALLY	<input type="checkbox"/> APPROVED CONDITIONALLY
<input type="checkbox"/> DENIED	<input type="checkbox"/> DENIED	<input type="checkbox"/> DENIED

CONDITIONS OF APPROVAL:

1. That the County Health Department approves water and sewer plans prior to application for any permits.
2. That if applicable, the N.C. Department of Transportation approve the proposed curbcut(s) and that the proper permit(s) be obtained prior to building permit application.
3. That no occupancy permit be issued until the zoning administrator inspects the site and certifies that the site is developed in accordance with the approved plans.
4. That a site-specific address and tax parcel number be provided at the time of building/zoning permit application.
5. That applicant is advised that an expert on wetlands should be consulted before proceeding with any development.
6. That all applicable portions of Section 3.21 "Group Development" of the County Subdivision Ordinance be complied with.
7. That all uses and setbacks be compatible with those permitted in the R20 zoning classification.
8. That at a minimum a zoning permit is required prior to the placement of any structure on any portion of this development.
9. That site and soil evaluations be conducted on the property by the County Environmental Health Department. Note: All Health Department requirements shall be met prior to issuance of final permits.
10. That if driveways are changed, developer needs to obtain a driveway permit from the NC Department of Transportation.
11. If a manufactured home is placed on the lot, the developer will need to provide the year, make, V.I.N. and color at the time of permit application.
12. The developer has requested a variance from Section 3.20.d, this will be heard by the Cumberland County Joint Planning Board on March 16, 2004.

IF YOU NEED A CLARIFICATION AND/OR NEGOTIATION OF CONDITION(S) PLEASE CONTACT ED BYRNE AT 678-7609 OR PATTI SPEICHER 678-7605.

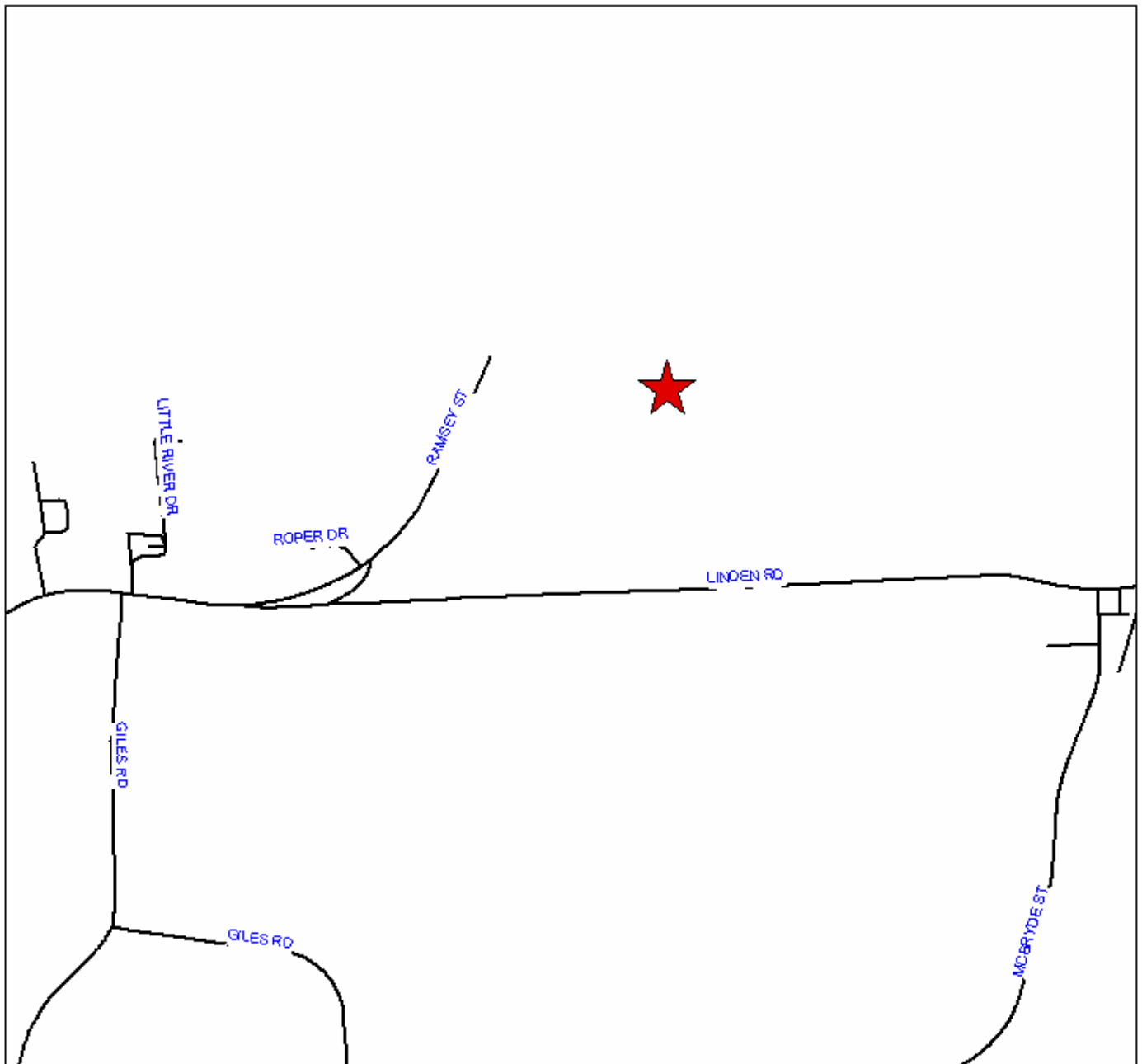
cc: County Inspections Department
Owner/Developer
Engineer/Designer



**PROPERTY OF
 JOHN TUOHEY PROPERTY
 GROUP DEVELOPMENT REVIEW
 REQUEST: A VARIANCE FROM SECTION 3.20 "LOT STANDARDS"
 CASE NO: O4-58 ACREAGE: 15.00 AC.± ZONED: R20 SCALE: NTS**

JOHN TUOHEY PROPERTY GROUP DEVELOPMENT REVIEW

CASE NO. 04-058



PIN: 0565-70-9084
PREPARED BY EMB - CCJPB
MARCH 10, 2004

Map not to scale



Clifton McNeill, Jr., Chair
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Frank Underwood,
Town of Stedman

March 11, 2004

MEMO TO: PLANNING BOARD
FROM: PLANNING STAFF
SUBJECT: STAFF RECOMMENDATIONS
FOR MARCH 16, 2004 MEETING

P04-06: REZONING OF 21.0 ACRES FROM A1 TO R40, OR A MORE RESTRICTIVE ZONING DISTRICT, AT THE SOUTHWEST QUADRANT OF BUTLER NURSERY AND MARSH ROADS, SUBMITTED BY CUMBERLAND GROUP, LLC.

The Planning staff recommends denial of the R40 Residential District based on the following:

1. The 2010 Land Use Plan calls for farmland in this area;
2. The Planning Board policy in the past has been to deny rezoning to R40 and R40A of farmland tracts greater than 10 acres; and
3. Approval of the rezoning would introduce R40 into the area and open the door for future R40 rezoning attempts.

SITE PROFILE

P04-06

REZONING OF 21.0 ACRES FROM A1 TO R40 OR TO A MORE RESTRICTIVE ZONING DISTRICT, AT THE SOUTHWEST QUADRANT OF BUTLER NURSERY AND MARSH ROADS, SUBMITTED BY CUMBERLAND GROUP, LLC.

Site Information:

Applicant/Owner: CUMBERLAND GROUP, LLC.

Area: 21.0 acres

Frontage & Location: 600 feet on Butler Nursery Road

Depth: 1500 feet

Jurisdiction: County

Adjacent Property: Yes

Current Use: Vacant

Initial Zoning: March 1, 1994 (Area 17)

Previous Zoning Action(s): None

Surrounding Zoning: Primarily A1

Surrounding Land Use: Single family residential and wooded lots

2010 Land Use Plan: Farmland

Designated 100-Year Floodplain or Floodway: No Flood

Watershed Area: No

Municipal Influence Area: None

Within Area Considered for Annexation: No

Street Designation: None

Proposed Interchange or Activity Node: No

Urban Services Area: No

Water/Sewer Availability: Well/Septic Tank

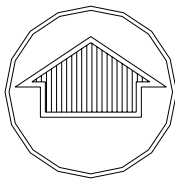
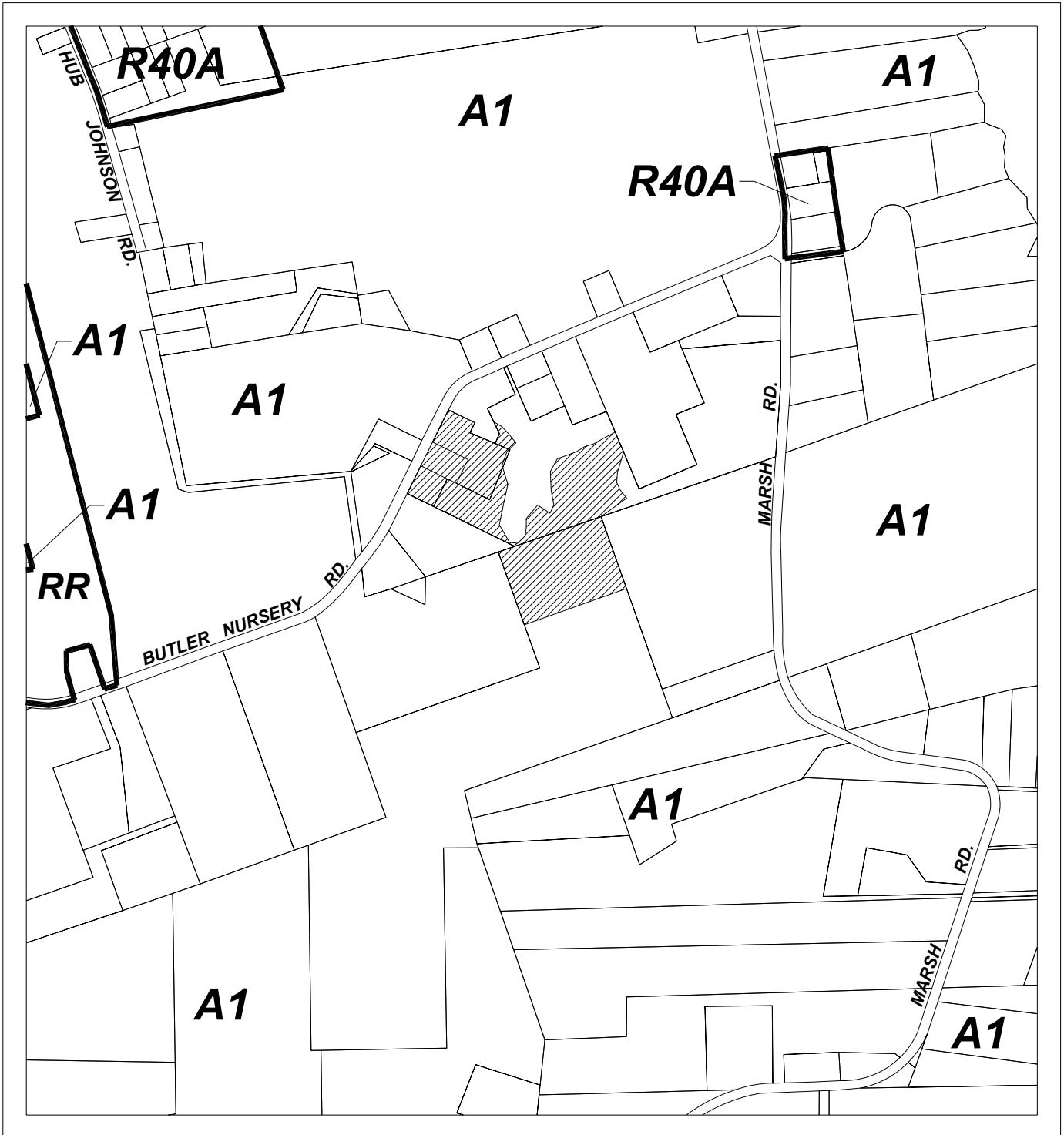
Schools: Gray's Creek Elementary, Middle and High

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

Average Daily Traffic Count (2000): 150 on Butler Nursery Road

Notes:

Density w/20% for roads:	A1 – 9 units
	R40 – 19 units
w/o 20% for roads:	A1 – 11 units
	R40 – 23 units



NORTH

1000 0 1000



SCALE IN FEET

REQUESTED REZONING: A1 TO R40

ACREAGE: 21.00 AC.±		HEARING NO: P04-06	
ORDINANCE: COUNTY		HEARING DATE	ACTION
PLANNING BOARD			
GOVERNING BOARD			

PIN: 0441-95-6548
 PIN: 0441-95-6621
 PORT. OF PIN: 0451-05-7615
 PORT. OF PIN: 0441-93-7880



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Frank Underwood,
Town of Stedman

March 11, 2004

MEMO TO: PLANNING BOARD

FROM: PLANNING STAFF

SUBJECT: STAFF RECOMMENDATIONS
FOR MARCH 16, 2004 MEETING

P04-20: REZONING OF 2.18 ACRES FROM R10 TO C1, OR A MORE RESTRICTIVE ZONING DISTRICT, AT THE SOUTHWEST QUADRANT OF DUNDLE AND GRIMES ROADS, SUBMITTED BY LUTHER PACKER.

The Planning staff recommends denial of the C1 Local Business District and resubmission of an application for a C1/CUO rezoning based on the following:

1. Site plan approval is desirable at this location.

SITE PROFILE

P04-20

REZONING OF 2.18 ACRES FROM R10 TO C1 OR TO A MORE RESTRICTIVE ZONING DISTRICT, AT THE SOUTHWEST QUADRANT OF DUNDLE AND GRIMES ROADS, SUBMITTED BY LUTHER PACKER.

Site Information:

Applicant/Owner: LUTHER PACKER / JAMES E. AND KAREN W. CAMPBELL

Area: 2.18 acres

Frontage & Location: 139 feet on Dundle Road

Depth: 869 feet

Jurisdiction: County

Adjacent Property: Yes

Current Use: Agricultural

Initial Zoning: February 6, 1976 (Area 5)

Previous Zoning Action(s): None

Surrounding Zoning: North-RR, R15/CUO, R6A, East and South-RR, R10, and West-RR, R10, R6A

Surrounding Land Use: Mobile home park

2010 Land Use Plan: Low Density Residential

Designated 100-Year Floodplain or Floodway: No Flood

Watershed Area: No

Municipal Influence Area: None

Within Area Considered for Annexation: Yes

Street Designation: None

Proposed Interchange or Activity Node: No

Urban Services Area: Yes

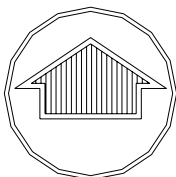
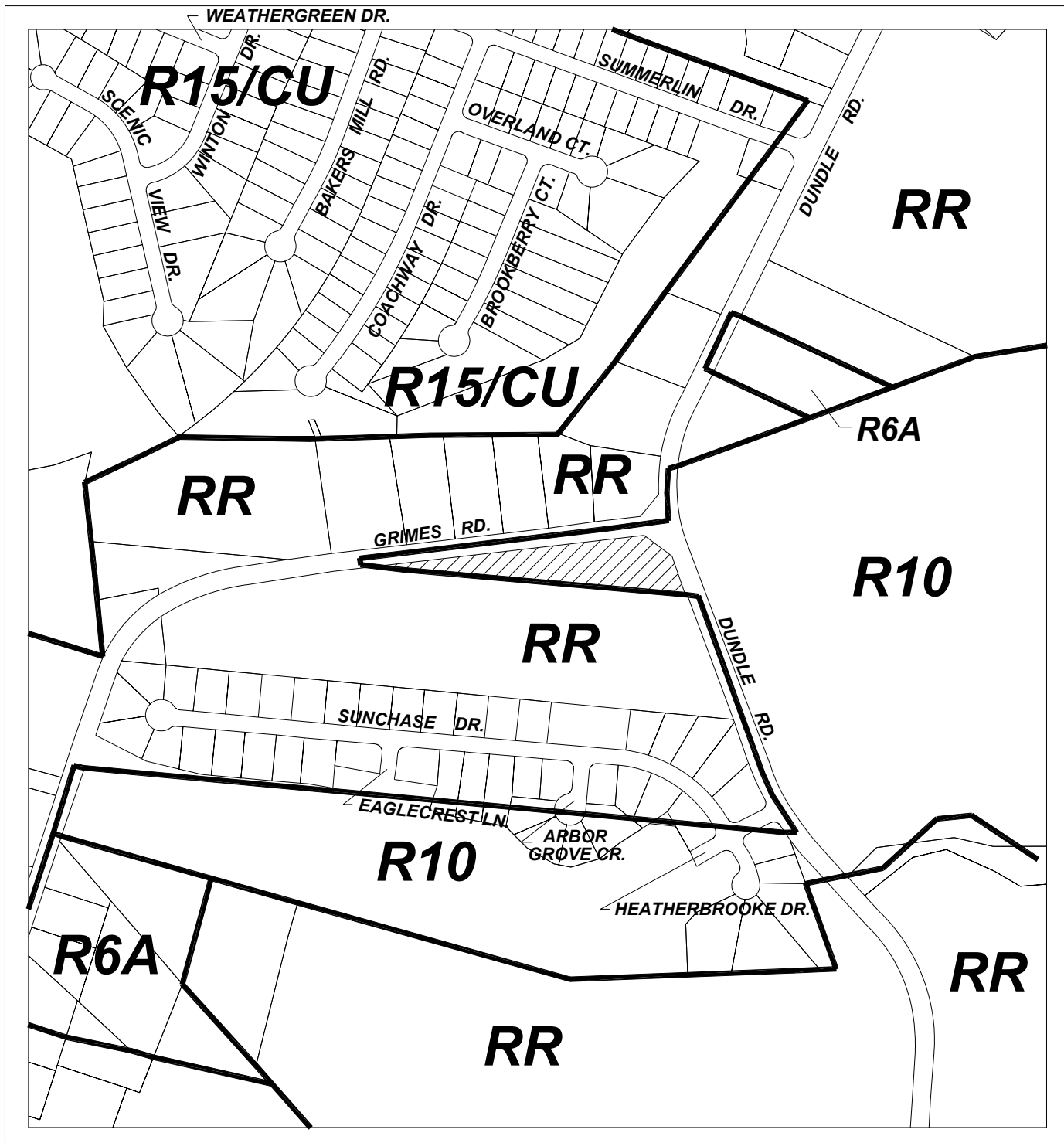
Water/Sewer Availability: PWC / PWC

Schools: Stoney Point Elementary, John Griffin Middle, Jack Britt High

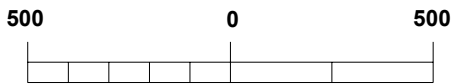
Thoroughfare Plan: Grimes and Dundle Roads are identified as Minor Thoroughfares. Each has a current adequate 60-foot right-of-way. Road improvements are not included in the 04-10 MTIP.

Average Daily Traffic Count (2000): 2,500 on Dundle Road, 440 on Grimes Road

Notes:



NORTH



SCALE IN FEET

REQUESTED REZONING: R10 TO C1

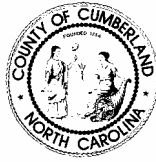
ACREAGE: 2.18 AC.±	HEARING NO: P04-20	
ORDINANCE: COUNTY	HEARING DATE	ACTION
PLANNING BOARD		
GOVERNING BOARD		

PIN: 9495-15-8664

AF

Clifton McNeill, Jr., Chair
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March 11, 2004

MEMO TO: PLANNING BOARD
FROM: PLANNING STAFF
SUBJECT: STAFF RECOMMENDATIONS
FOR MARCH 16, 2004 MEETING

P04-22: REZONING OF 3.41 ACRES FROM A1 TO RR, OR A MORE RESTRICTIVE ZONING DISTRICT, ON THE NORTH SIDE OF HUCKLEBERRY ROAD, EAST OF WHITE PLAINS DRIVE, OWNED BY JAMES E. BLANCHARD, SR.

The Planning staff recommends denial of the RR Rural Residential District and approval of the R40A Residential District based on the following:

1. The Eastover Plan recommends one-acre lots at this location;
2. The uses allowed in the R40A District are consistent with the development in the area; and
3. The recommendation is consistent with the recommendation on the adjacent property.

SITE PROFILE

P04-22

REZONING OF 3.41 ACRES FROM A1 TO RR OR TO A MORE RESTRICTIVE ZONING DISTRICT, ON THE NORTH SIDE OF HUCKLEBERRY ROAD, EAST OF WHITE PLAINS DRIVE, OWNED BY JAMES E. BLANCHARD, SR.

Site Information:

Applicant/Owner: JAMES E. BLANCHARD, SR.

Area: 3.41 acres

Frontage & Location: 345 feet on Huckleberry Road

Depth: 300 feet

Jurisdiction: County

Adjacent Property: No

Current Use: Residential

Initial Zoning: April 26, 1979 (Area 8)

Previous Zoning Action(s): None

Surrounding Zoning: Primarily A1 and RR with R40A to the West

Surrounding Land Use: Vacant

Eastover Land Use Plan: One-acre Residential

Designated 100-Year Floodplain or Floodway: No Flood

Watershed Area: No

Municipal Influence Area: None

Within Area Considered for Annexation: No

Street Designation: None

Proposed Interchange or Activity Node: No

Urban Services Area: Yes

Water/Sewer Availability: Well / Septic Tank

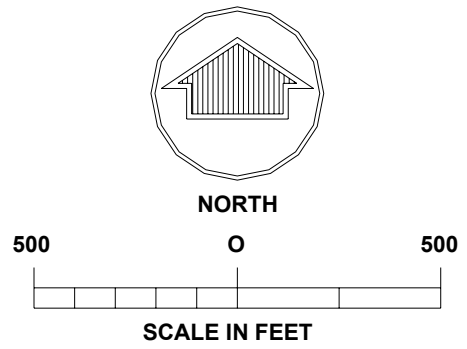
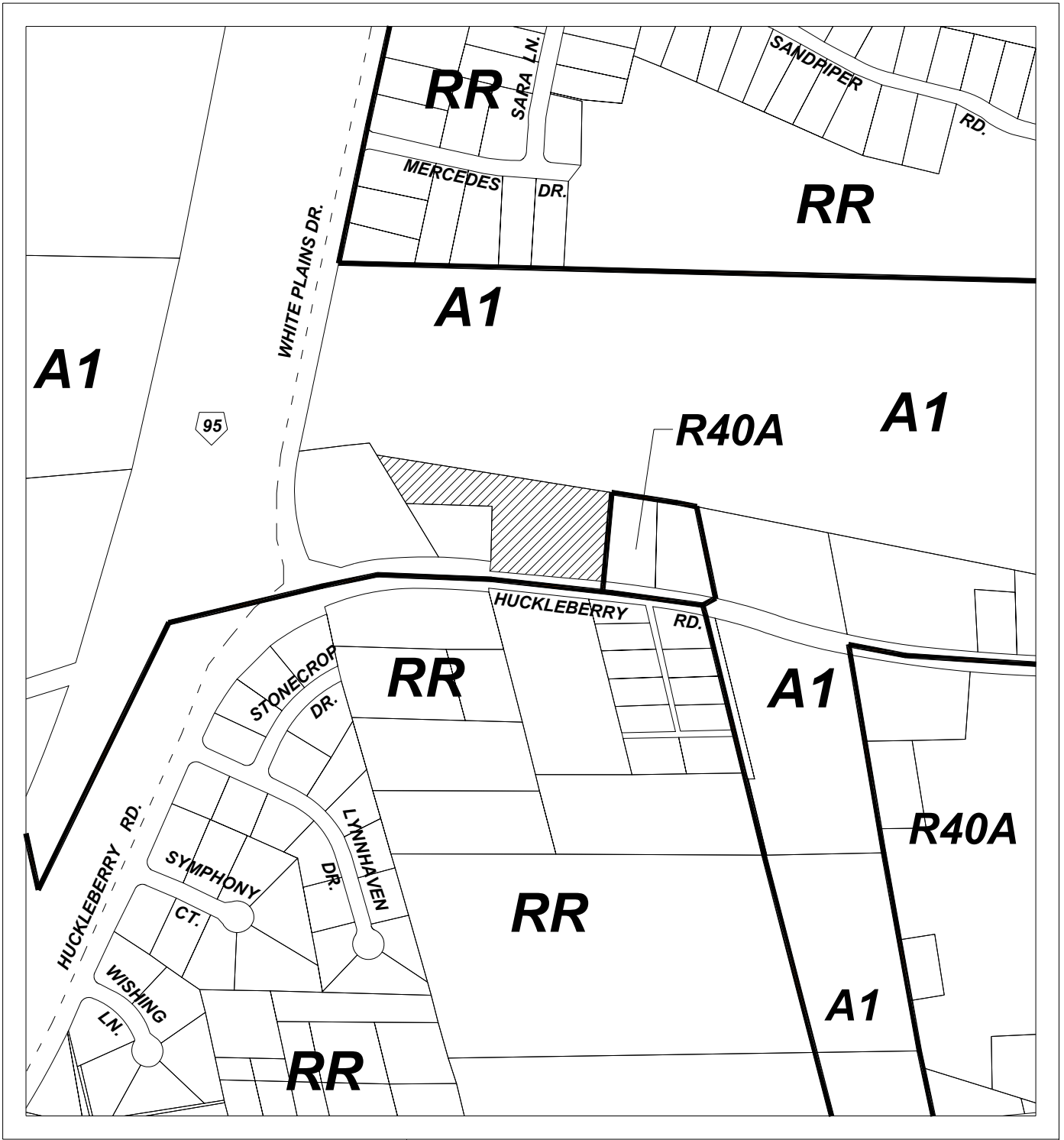
Schools: Armstrong Elementary, Mac Williams Middle, Cape Fear High

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

Average Daily Traffic Count (2000): 350 on Huckleberry Road

Notes:

Density w/o 20% for roads: A1 – 2 units
 R40 – 4 units
 R30 – 5 units
 RR – 7 units



**REQUESTED REZONING:
A1 TO RR**

ACREAGE: 3.41 AC. ±	HEARING NO: P04-22	
ORDINANCE: COUNTY	HEARING DATE	ACTION
PLANNING BOARD		
GOVERNING BOARD		

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

Nancy Roy, AICP, Director
Thomas J. Lloyd,
Deputy Director

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

March 11, 2004

MEMO TO: PLANNING BOARD

FROM: PLANNING STAFF

SUBJECT: STAFF RECOMMENDATIONS
FOR MARCH 16, 2004 MEETING

P04-23: REZONING OF A 5.91-ACRE PORTION OF A 40.47-ACRE TRACT FROM A1 TO C(P), OR A MORE RESTRICTIVE ZONING DISTRICT, AT 3125 CHICKEN FOOT ROAD, SUBMITTED BY ROCKFISH CORP.

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

1. The 2010 Land Use Plan recommends farmland at this location.

SITE PROFILE

P04-23

REZONING OF A 5.91 ACRE PORTION OF A 40.47 ACRE TRACT FROM A1 TO C(P) OR TO A MORE RESTRICTIVE ZONING DISTRICT, AT 3125 CHICKEN FOOT ROAD, SUBMITTED BY ROCKFISH CORP.

Site Information:

Applicant/Owner: ROCKFISH CORP./LINDA F. CANADY DAVIS, VIRGINIA A. CANADY DAVIS, CAROLYN R. CANADY WHITE, LEVITTE E. CANADY, WILLIAM F. CANADY, JOSEPH C. CANADY, RICHARD L. CANADY, ERVIN T. CANADY, KATHRYN L. CANADY WILSON AND MICHAEL D. MILLER

Area: 5.91 acres

Frontage & Location: 587 feet on Chicken Foot Road

Depth: 340 feet

Jurisdiction: County

Adjacent Property: Yes

Current Use: Agricultural

Initial Zoning: June 25, 1980 (Area 13)

Previous Zoning Action(s): None

Surrounding Zoning: Primarily A1 with R40A to the East

Surrounding Land Use: Vacant commercial and abandoned school

2010 Land Use Plan: Farmland

Designated 100-Year Floodplain or Floodway: No Flood

Watershed Area: No

Municipal Influence Area: None

Within Area Considered for Annexation: No

Street Designation: None

Proposed Interchange or Activity Node: No

Urban Services Area: No

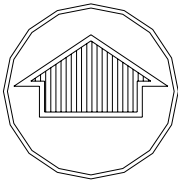
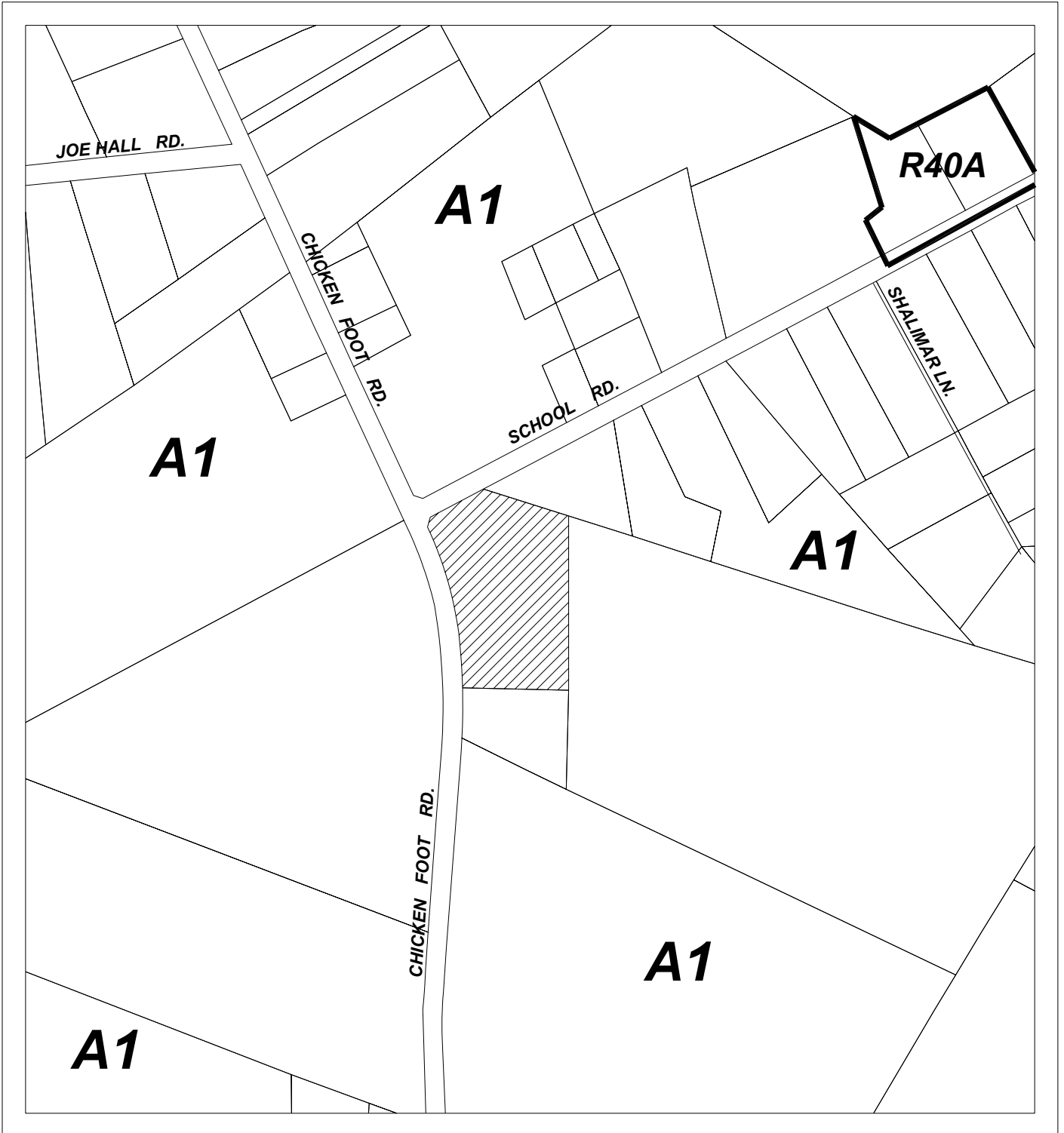
Water/Sewer Availability: Well / Septic Tank

Schools: Gray's Creek Elementary, Middle and High

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

Average Daily Traffic Count (2000): 11,000 on Chicken Foot Road

Notes:



NORTH

500 0 500



SCALE IN FEET

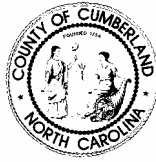
REQUESTED REZONING: A1 TO C(P)

ACREAGE: 5.91 AC. ±	HEARING NO: P04-23	
ORDINANCE: COUNTY	HEARING DATE	ACTION
PLANNING BOARD		
GOVERNING BOARD		

PORT. OF PIN: 0431-32-4901

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

Nancy Roy, AICP, Director
Thomas J. Lloyd,
Deputy Director

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

March 11, 2004

MEMO TO: PLANNING BOARD
FROM: PLANNING STAFF
SUBJECT: STAFF RECOMMENDATIONS
FOR MARCH 16, 2004 MEETING

P04-24: REZONING OF A 40.05-ACRE PORTION OF A 65.36-ACRE TRACT FROM R5, R6 AND C(P)/CUO TO C(P) OR A MORE RESTRICTIVE ZONING DISTRICT ON THE SOUTH SIDE OF RAEFORD ROAD EAST OF CLIFFDALE ROAD, SUBMITTED BY JOHN GILLIS.

The Planning staff recommends approval of the C(P) Planned Commercial District for the area currently zoned C(P)/CUO and denial of the C(P) on the areas currently zoned for residential use.

The Planning staff further recommends approval of R5A for the entire area zoned for residential use.

The recommendations are made based on the fact that medium-density residential would provide for adequate transition between the commercial and the low-density residential in this area.

SITE PROFILE

P04-24

REZONING OF A 40.05 ACRE PORTION OF A 65.36 ACRE TRACT FROM R5A/CUO, R6/CUO AND C(P)/CUO TO C(P) OR TO A MORE RESTRICTIVE ZONING DISTRICT, ON THE SOUTH SIDE OF RAEFORD ROAD, EAST OF CLIFFDALE ROAD, SUBMITTED BY JOHN GILLIS.

Site Information:

Applicant/Owner: JOHN GILLIS / JOHN A. WILLIAMS ET AL.

Area: 40.05 acres

Frontage & Location: 1,400 feet on Cliffdale Road

Depth: 1,100 feet

Jurisdiction: County

Adjacent Property: No

Current Use: Agricultural

Initial Zoning: February 6, 1976 (Area 5)

Previous Zoning Action(s): None

Surrounding Zoning: North-RR, R10, R10/CUO, C(P), East-RR, C(P), South-RR, R15/CUO, R10, R10/CUO, R6/CUO, R5A, CD, and West-R15, R15/CUO, O&I, CD

Surrounding Land Use: Convenience store, day care, auto parts store, housing business, restaurant (2) and Westin center.

2010 Land Use Plan: Heavy Commercial and Low Density Residential

Designated 100-Year Floodplain or Floodway: No Flood

Watershed Area: No

Municipal Influence Area: None

Within Area Considered for Annexation: No

Street Designation: None

Proposed Interchange or Activity Node: No

Urban Services Area: Yes

Water/Sewer Availability: PWC / PWC

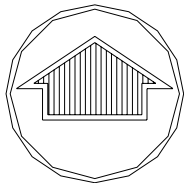
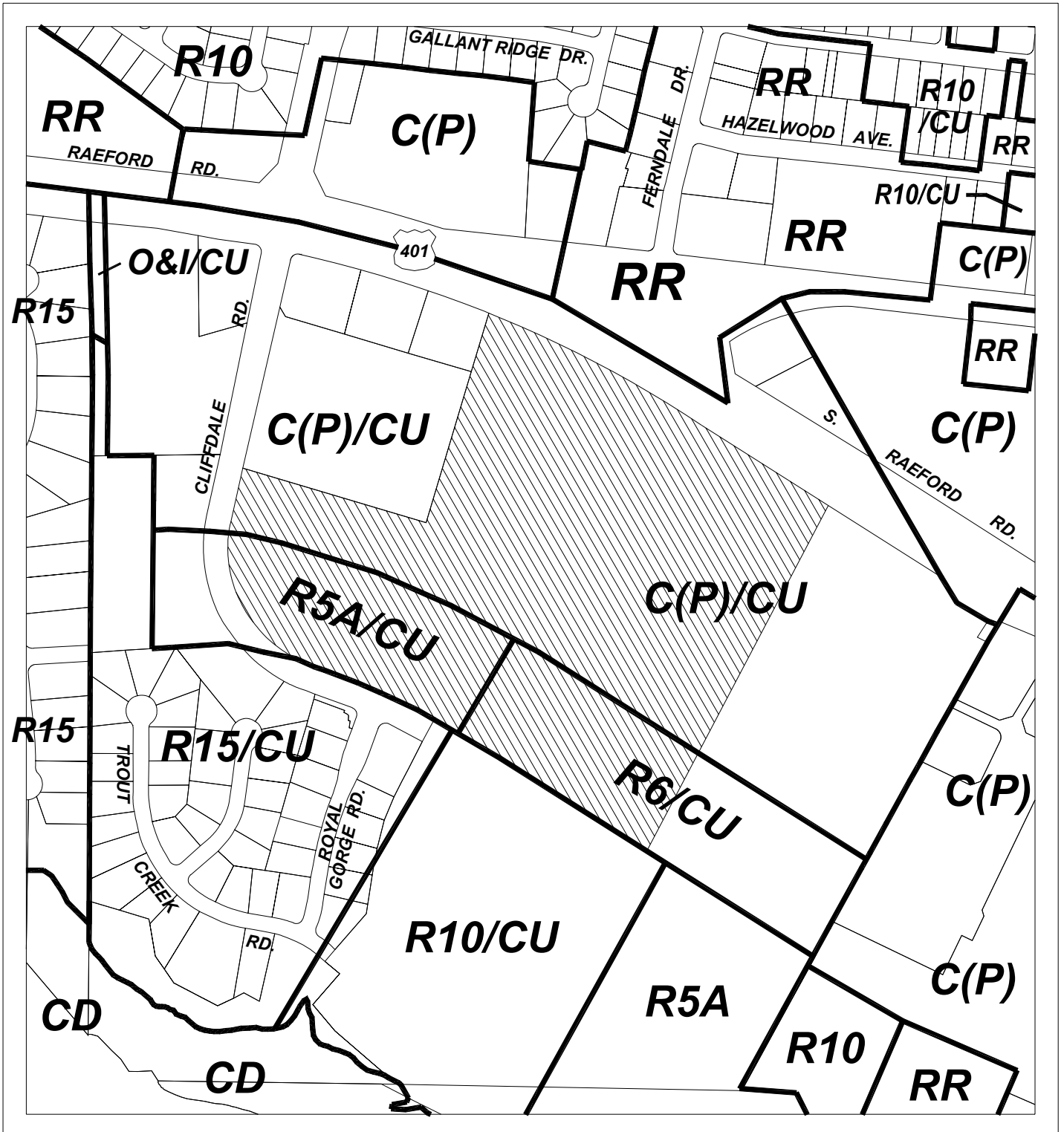
Schools: Lake Rim Elementary, Gohn Griffin Middle, Jack Britt High

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

Average Daily Traffic Count (2000): 15,000 on Raeford Road

Notes:

Density w/o 20% for roads: R6 (5.03 acres) = 54 units
R5A (6.43 acres) = 92 units
R5A (11.46 acres) = 165 units



NORTH



SCALE IN FEET

REQUESTED REZONING: R5A, R6 & C(P)/CU TO C(P)

ACREAGE: 40.05 AC. ±	HEARING NO: P04-24	
ORDINANCE: COUNTY	HEARING DATE	ACTION
PLANNING BOARD		
GOVERNING BOARD		

PORT. OF PIN: 9486-15-1745

WD