

Walter Clark,
Chair
Cumberland County

Patricia Hall,
Vice-Chair
Town of Hope Mills

Garland C. Hostetter,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman
Charles C. Morris,
Town of Linden



CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

Planning & Inspections Department

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Lori Epler,
Sara E. Piland,
Vikki Andrews,
Cumberland County

Benny Pearce,
Town of Eastover

Donovan McLaurin,
Wade, Falcon & Godwin

TENTATIVE AGENDA

November 20, 2012
7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING DEFERRAL
 - A. **P12-48:** REZONING OF 86.22+/- ACRES FROM CD CONSERVANCY AND RR RURAL RESIDENTIAL TO R7.5 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE EAST SIDE OF MCKINNON FARM ROAD AND SOUTH OF SR 1107 (FISHER ROAD); SUBMITTED BY LORRAINE MOHLER ON BEHALF OF MWH GROUP, LLC. (OWNER) AND 4D SITE SOLUTIONS, INC. **DEFERRED UNTIL DECEMBER 18, 2012**
 - B. **P12-68:** REZONING OF 6.55+/- ACRES FROM C1(P) PLANNED LOCAL BUSINESS AND R6 RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 140 FARMERS ROAD AND ON THE NORTH SIDE OF SR 1612 (FARMERS ROAD), WEST SIDE OF US 401 (RAMSEY STREET); SUBMITTED BY BUTCH DUNLAP ON BEHALF OF GCMMB LLC. (OWNER). **DEFERRED UNTIL DECEMBER 18, 2012**
 - C. **P12-72:** REZONING OF .23+/- ACRE FROM R6A RESIDENTIAL (CCO COMMERCIAL CORE OVERLY) TO R6A RESIDENTIAL (CCO COMERCIAL CORE OVERLAY)/CZ CONDITIONAL ZONING DISTRICT FOR GROUP QUARTERS OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1716 EDWARDS STREET, SUBMITTED BY SEUNG K. AND HEE SOOK CHAI (OWNERS). (EASTOVER) **DEFERRED UNTIL MAY 21, 2013**
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF OCTOBER 16, 2012
- VII. PUBLIC HEARING CONSENT ITEMS
 - A. **P12-27:** REZONING OF 2.97+/- ACRES FROM C3 HEAVY COMMERCIAL AND RR RURAL RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 3893 AND 3899 CLINTON ROAD, AND NORTHWEST OF SR 1006 (CLINTON ROAD), SOUTHEAST OF

SUNNYVIEW LANE; SUBMITTED BY CATHERINE L. AND DONNIE HARE MCLAURIN (OWNERS) AND WILLIAM B. SNIVELY, PLS.

- B. **P12-67:** REZONING OF 3.07+/- ACRES FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2742 AND 2748 FIELDS ROAD, SUBMITTED BY ALLEN B. AND SHERYLENE M. COSAND (OWNERS).
- C. **P12-69:** REZONING OF 1.37+/- ACRES FROM M(P) PLANNED INDUSTRIAL TO R20 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT THE NORTH WEST QUADRANT OF SR 2341 (CLAUDE LEE ROAD) AND SR 2219 (SNOW HILL ROAD), SUBMITTED BY TIMOTHY B. EVANS (OWNER) AND HUXLEY A. JONES.
- D. **P12-70:** REZONING OF 4.00+/- ACRES FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1101 AND 1105 OLD VANDER ROAD, SUBMITTED BY VELMA A. REYNOLDS WEST AND MARK WEST (OWNERS).
- E. **P12-74:** REZONING OF .86+/- ACRE FROM C1(P) PLANNED LOCAL BUSINESS TO C2(P) PLANNED SERVICE AND RETAIL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 7162 ROCKFISH ROAD, SUBMITTED BY WENDI P. KMET (OWNER) AND DAVID L. ZURAVEL, ESQ.

VIII. PUBLIC HEARING CONTESTED ITEMS

IX. DISCUSSION

DIRECTOR'S UPDATE

- MIA UPDATE

X. ADJOURNMENT

Johnny Scott

From: Scott Brown [sbrown@4dsitesolutions.com]
Sent: Monday, October 08, 2012 3:26 PM
To: Johnny Scott
Cc: lorrainemohler@mohlerinvestments.com
Subject: McKinnon Farms rezoning

P12-48

Johnny,

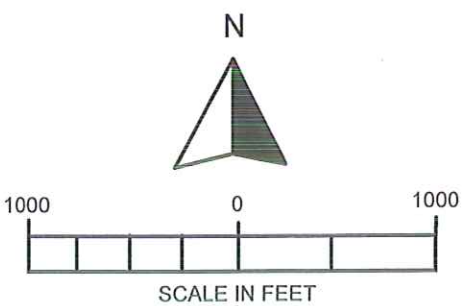
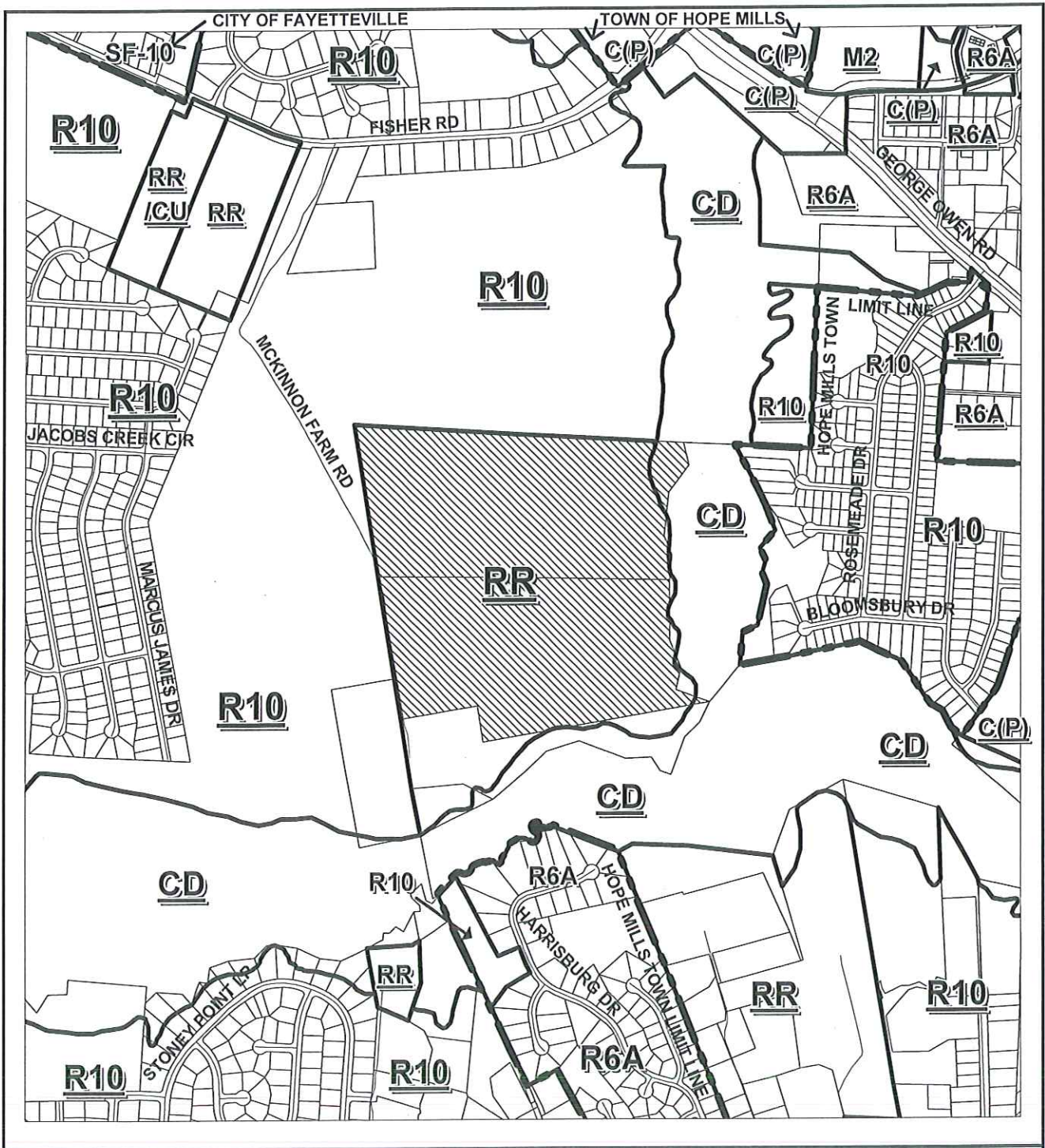
I would like to request that the rezoning for this property be deferred for six months. We are still working out the access to the property.

thanks,

Scott Brown, PE

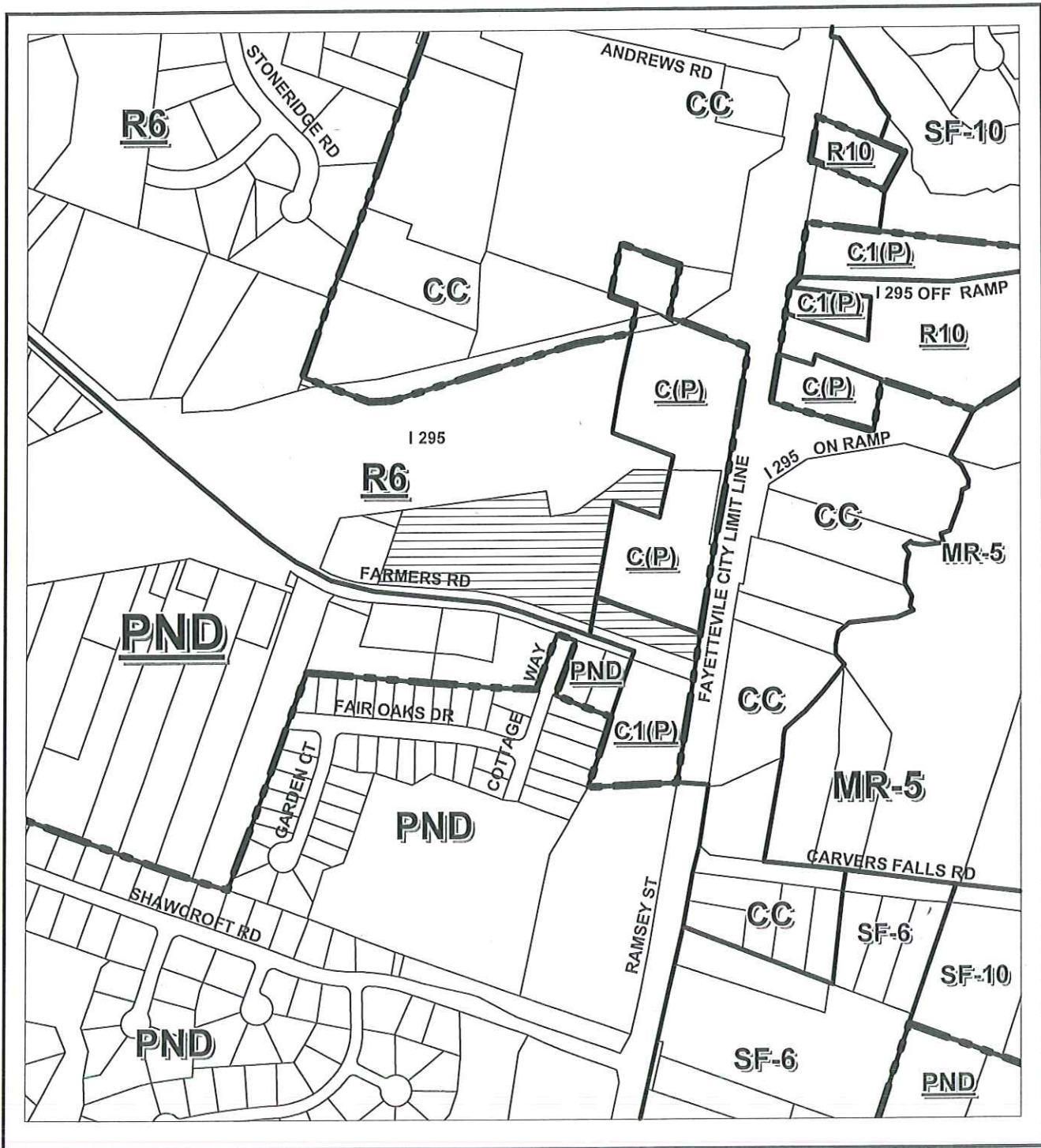
4D Site Solutions, Inc.

409 CHICAGO DRIVE - SUITE 112
FAYETTEVILLE, NORTH CAROLINA - 28306
TEL: 910.426.6777 - EXT. 102
CELL: 910.489.6731
FAX: 910.426.5777
WEB: WWW.4DSITESOLUTIONS.COM



REQUESTED REZONING CD & RR TO R15/CZ

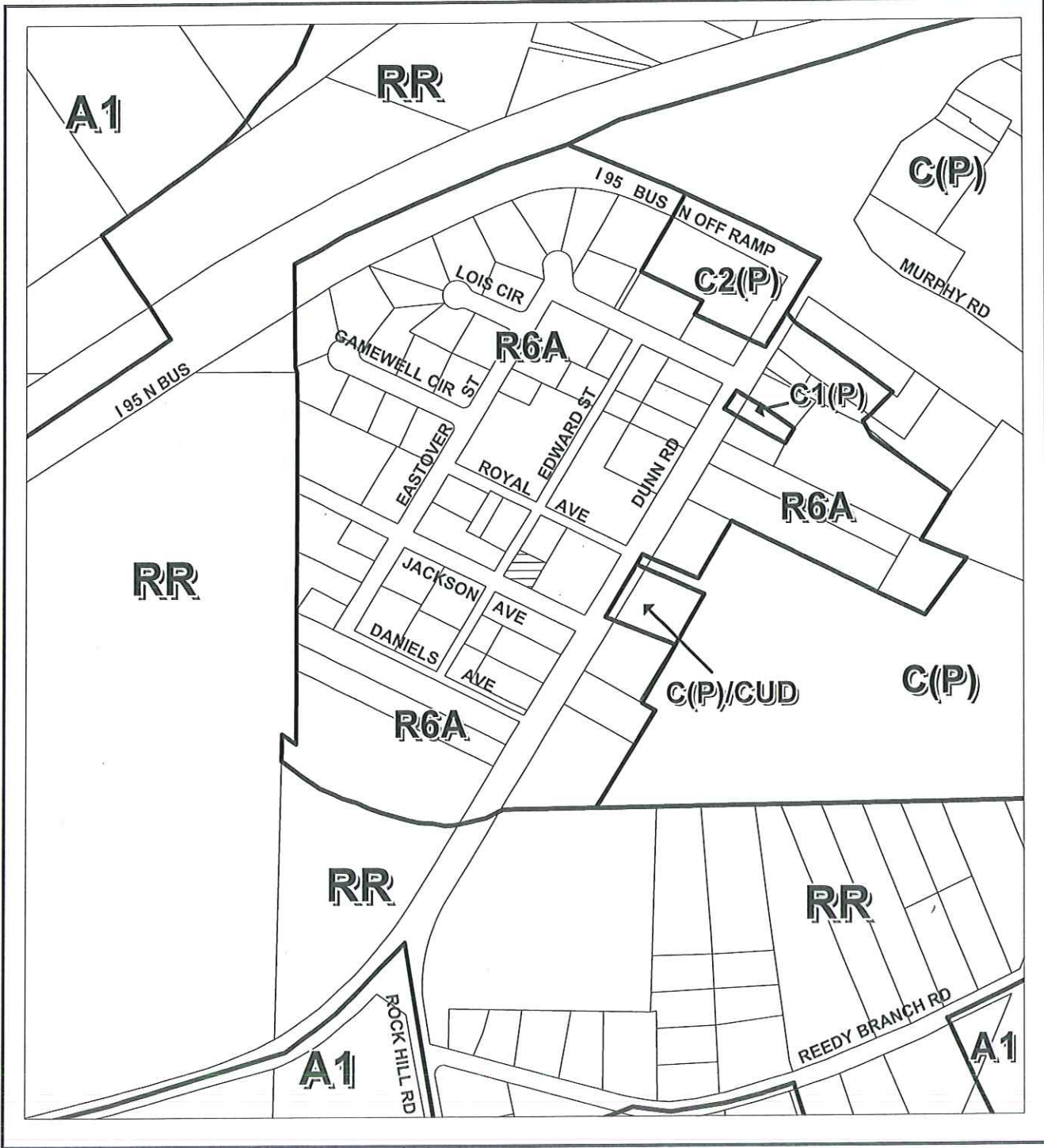
ACREAGE: 86.22 AC.+/-		HEARING NO: P12-48	
ORDINANCE: COUNTY		HEARING DATE	ACTION
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			



REQUESTED REZONING R6 & C1(P) TO C(P)

ACREAGE: 6.55 AC.+/-		HEARING NO: P12-68	
ORDINANCE: COUNTY		HEARING DATE	ACTION
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

NOTE: IN CCOD AREA



REQUESTED REZONING R6A TO R6A/CZ

ACREAGE: 0.23 AC.+/-

HEARING NO: P12-72

ORDINANCE: EASTOVER

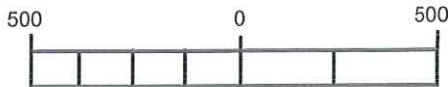
HEARING DATE

ACTION

STAFF RECOMMENDATION

PLANNING BOARD

GOVERNING BOARD



SCALE IN FEET

PIN: 0468-15-2187

10/30/2012
AM

Walter Clark,
Chair
Cumberland County

Patricia Hall,
Vice-Chair
Town of Hope Mills

Garland C. Hostetter,
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Harvey Cain, Jr.,
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November 13, 2012

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Cumberland County

Benny Pearce,
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Donovan McLaurin,
Wade, Falcon & Godwin

MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: Planning and Inspections Staff
SUBJECT: Staff Recommendation for the November 20, 2012 Board Meeting

P12-27: REZONING OF 2.97+/- ACRES FROM C3 HEAVY COMMERCIAL AND RR RURAL RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 3893 AND 3899 CLINTON ROAD AND NORTHWEST OF SR 1006 (CLINTON ROAD), SOUTHEAST OF SUNNYVIEW LANE; SUBMITTED BY CATHERINE L. AND DONNIE HARE MCLAURIN (OWNERS) AND WILLIAM B. SNIVELY, PLS.

The Planning and Inspections Staff recommends approval of the C(P) Planned Commercial district for this request based on the following:

1. The district requested is consistent with the 2030 Growth Vision Plan, which calls for “suburban” at this location, as well as meeting most of the location criteria for “heavy commercial” development as listed in the Land Use Policies Plan;
2. Connection to public water and sewer is the location criteria not met; however, mandating connection to public utilities at this location will force the property owner to petition for annexation with the City of Fayetteville;
3. The C(P) Planned Commercial district is consistent with the zoning for adjacent property and the request for commercial zoning is a logical extension of the C(P) district; and
4. The location and character of the use is reasonable and will be in harmony with the immediate surrounding area.

The C1(P) and C2(P) districts could also be considered suitable for this request.

Attachments:

- 1- Site Profile
- 2- Sketch Map

P12-27
SITE PROFILE

P12-27: REZONING OF 2.97+/- ACRES FROM C3 HEAVY COMMERCIAL AND RR RURAL RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 3893 AND 3899 CLINTON ROAD, AND NORTHWEST OF SR 1006 (CLINTON ROAD), SOUTHEAST OF SUNNYVIEW LANE; SUBMITTED BY CATHERINE L. AND DONNIE HARE MCLAURIN (OWNERS) AND WILLIAM B. SNIVELY, PLS.

Site Information:

Frontage & Location: 228.03'+/- on SR 1006 (Clinton Road) & 187.19' on Sunnyview Lane

Depth: 640.00'+/-

Jurisdiction: Cumberland County

Adjacent Property: No

Current Use: Vacant commercial structure & woodlands

Initial Zoning: C3 & RR – April 26, 1979 (Area 8)

Nonconformities: Accessory structures

Zoning Violation(s): None

Surrounding Zoning: North: RR & R10; South: C3/CU (manufactured home), M2, C3, RR, R15 & SF-10 (Fayetteville); East: C3, RR & R10; West: M2, RR & R6A

Surrounding Land Use: Residential (including manufactured homes), trade contractor, tower, barbering & woodlands

2030 Growth Vision Plan: Suburban

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: PWC/PWC

Soil Limitations: Yes, hydric – WO Woodington loamy sand & LE Leon sand

School Capacity/Enrolled: Sunnyside Elementary: 300/362; Mac Williams Middle: 1,274/1,221; Cape Fear High: 1,400/1,575

Subdivision/Site Plan: If approved, any new development will require review and approval

Municipal Influence Area: City of Fayetteville

Average Daily Traffic Count (2010): 4,400 on SR 1006 (Clinton Road)

Highway Plan: Clinton Road is identified in the Highway Plan as a Major Thoroughfare with adequate right-of-way.

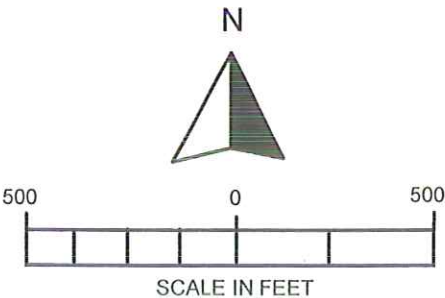
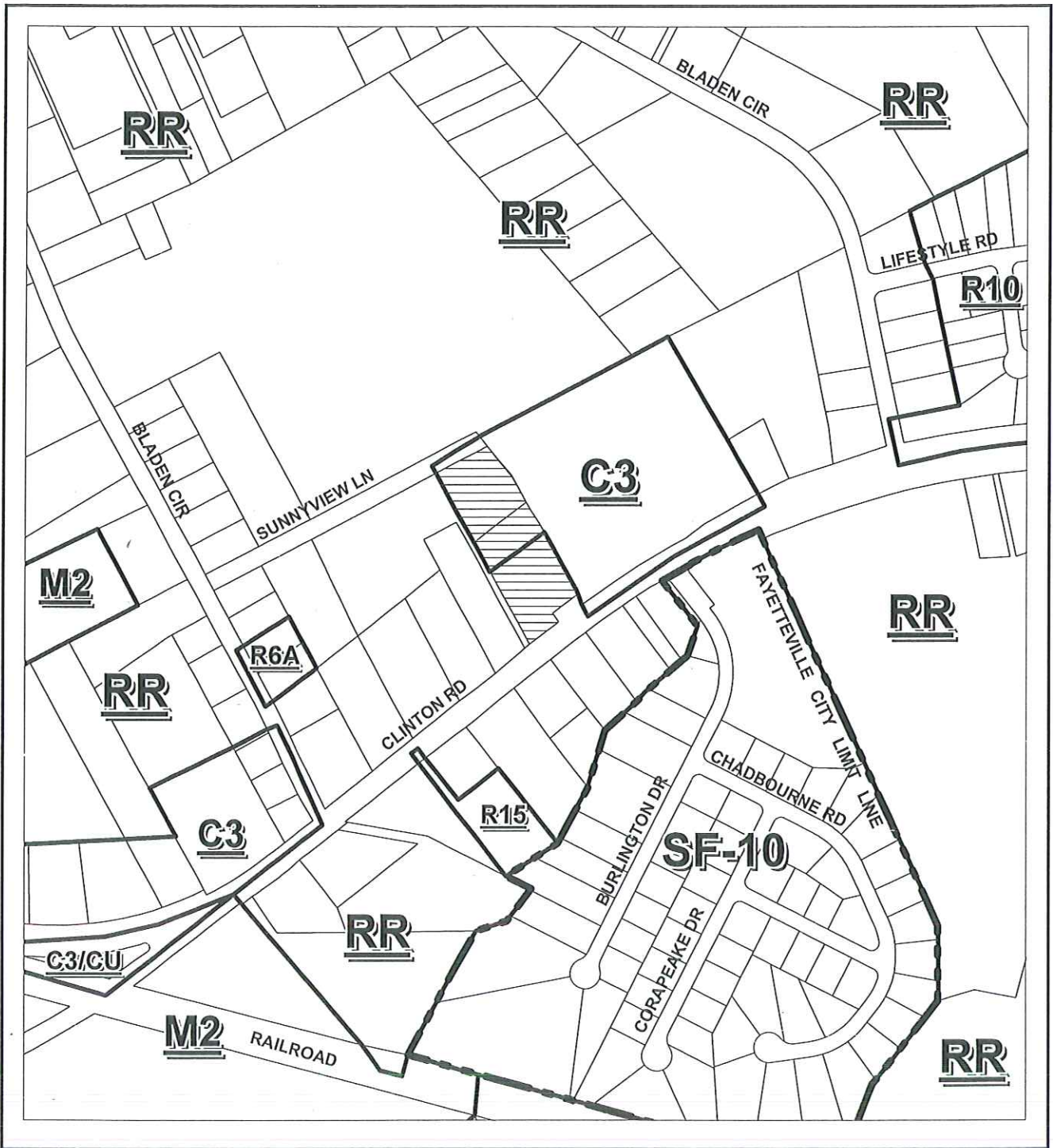
Note:

Minimum Yard Setback Regulations:

<u>RR</u>	<u>C1(P)</u>	<u>C2(P) & C(P)</u>
Front yard: 30'	Front yard: 45'	Front yard: 50'
Side yard: 15'	Side yard: 15'	Side yard: 30'
Rear yard: 35'	Rear yard: 20'	Rear yard: 30'

First Class and Record Owners' Mailed Notice Certification

A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith. The record owners' certified receipt of notice is also included.



REQUESTED REZONING C3 & RR TO C(P)

ACREAGE: 2.97 AC. +/-	HEARING NO: P12-27	
ORDINANCE: COUNTY	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		

PIN: 0466-38-8041
PIN: 0466-37-9834

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Town of Stedman
Charles C. Morris,
Town of Linden



CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

Planning & Inspections Department

October 13, 2012

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Lori Epler,
Sara E. Piland,
Vikki Andrews,
Cumberland County

Benny Pearce,
Town of Eastover

Donovan McLaurin,
Wade, Falcon & Godwin

MEMORANDUM

TO: Cumberland County Joint Planning Board

FROM: Planning & Inspections Staff

SUBJECT: Staff Recommendation for the October 16, 2012 Board Meeting

P12-67: REZONING OF 3.07+/- ACRES FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2742 AND 2748 FIELDS ROAD, SUBMITTED BY ALLEN B. AND SHERYLENE M. COSAND (OWNERS).

The Planning & Inspections Staff recommends approval of the R40A Residential district based on the following:

1. The district requested is consistent with the 2030 Growth Vision Plan, which calls for “urban” at this location, as well as meeting the location criteria for “rural density residential” development as listed in the Land Use Policies Plan; and
2. The location and character of the use is reasonable and will be in harmony with the surrounding area.

There are no other districts considered suitable for this request.

Attachments:

- 1 – Site Profile
- 2 – Sketch Map

P12-67
SITE PROFILE

P12-67: REZONING OF 3.07+/- ACRES FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2742 AND 2748 FIELDS ROAD, SUBMITTED BY ALLEN B. AND SHERYLENE M. COSAND (OWNERS).

Site Information:

Frontage & Location: 469.65'+/- on SR 2215 (Fields Road)

Depth: 591.48'+/-

Jurisdiction: Cumberland County

Adjacent Property: No

Current Use: 2 residential structures & 1 manufactured home

Initial Zoning: A1 – September 14, 1979 (Area 9); portion rezoned to C3 on February 23, 1998; C3 portion rezoned back to A1 on August 16, 2010

Nonconformities: 1 existing residential structure does not appear to meet rear yard setbacks, if approved, the nonconformity would decrease

Zoning Violation(s): None

Surrounding Zoning: North: RR, A1 & CD; South: M(P), RR, A1 & CD; East: A1; West: RR

Surrounding Land Use: Residential (including manufactured homes) & woodlands

2030 Land Use Plan: Urban

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: Well/Septic

Soil Limitations: None

School Capacity/Enrolled: J.W. Seabrook Elementary: 310/268; Mac Williams Middle: 1,270/1,223; Cape Fear High: 1,425/1,595

Subdivision/Site Plan: If approved, new development may require a review and approval

Municipal Influence Area: City of Fayetteville

Average Daily Traffic Count (2010): 170 on SR 2215 (Fields Road)

Highway Plan: There are no road improvements/constructions specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Program

Notes:

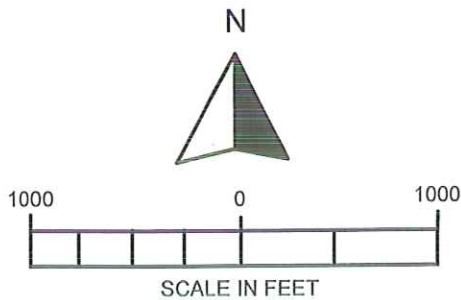
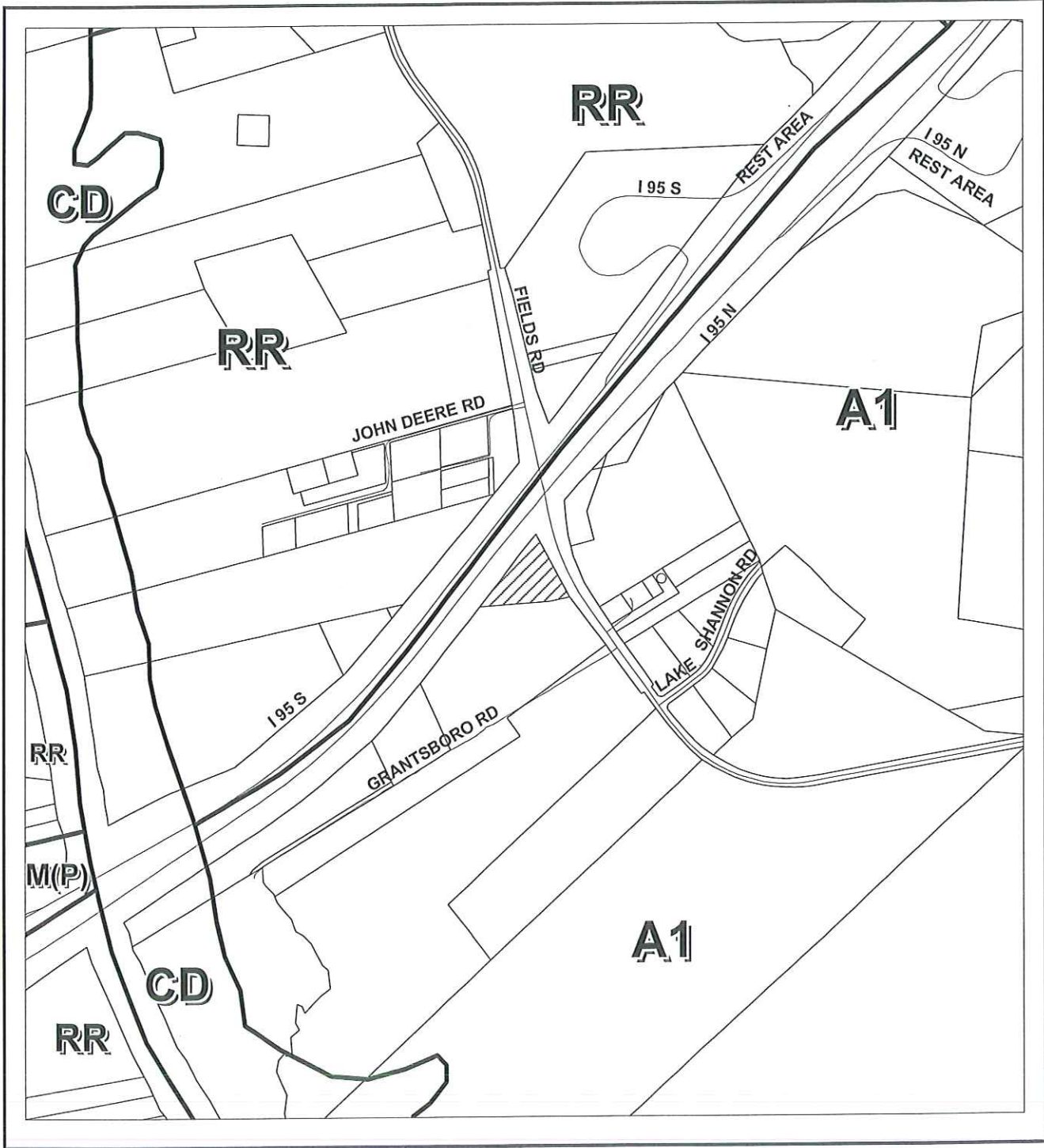
1. Density:
A1 – 2 lots/units
R40A – 3 lots/units

2. Minimum Yard Setback Regulations:

<u>A1</u>	<u>R40A</u>
Front yard: 50'	Front yard: 30'
Side yard: 20'	Side yard: 15'
Rear yard: 50'	Rear yard: 35'

First Class and Record Owners' Mailed Notice Certification

A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith. The record owners' certified receipt of notice is also included.



REQUESTED REZONING A1 TO R40A

ACREAGE: 3.07 AC.+/-		HEARING NO: P12-67	
ORDINANCE: COUNTY	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

Walter Clark,
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Planning & Inspections Department

November 13, 2012

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Vikki Andrews,
Cumberland County

Benny Pearce,
Town of Eastover

Donovan McLaurin,
Wade, Falcon & Godwin

MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: Planning & Inspections Staff
SUBJECT: Staff Recommendation for November 20, 2012 Board Meeting

P12-69: REZONING OF 1.37+/- ACRES FROM M(P) PLANNED INDUSTRIAL TO R20 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT THE NORTH WEST QUADRANT OF SR 2341 (CLAUDE LEE ROAD) AND SR 2219 (SNOW HILL ROAD), SUBMITTED BY TIMOTHY B. EVANS (OWNER) AND HUXLEY A. JONES.

The Planning & Inspections Staff recommends approval of the R20 Residential district for this request based on the following:

1. The district requested is consistent with the 2030 Growth Vision Plan, which calls for “urban” at this location, as well as meeting the location criteria for “suburban density residential” development as listed in the Land Use Policies Plan;
2. The request is reasonable since it will allow for development that is in harmony with existing land uses and lot sizes in the general area; and
3. Public utilities are available to the subject property

There are no other districts considered suitable for this request.

The R40 and R30 districts could also be considered suitable for this request.

Attachments:

- 1 – Site Profile
- 2 – Sketch Map

P12-69
SITE PROFILE

P12-69: REZONING OF 1.37+/- ACRES FROM M(P) PLANNED INDUSTRIAL TO R20 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT THE NORTH WEST QUADRANT OF SR 2341 (CLAUDE LEE ROAD) AND SR 2219 (SNOW HILL ROAD), SUBMITTED BY TIMOTHY B. EVANS (OWNER) AND HUXLEY A. JONES.

Site Information:

Frontage & Location: 176.31'+/- on SR 2341 (Claude Lee Road) & 344.83'+/- on SR 2219 (Snow Hill Road)

Depth: 425.84'+/-

Jurisdiction: Cumberland County

Adjacent Property: Yes, south of subject property

Current Use: Woodlands

Initial Zoning: M(P) – March 15, 1979 (Area 6)

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: M(P), RR, R15 & M/A (Fayetteville); South: M(P), RR, R10 & R6A; East: M(P) & HS(P); West: M(P), RR, R15 & R10

Surrounding Land Use: Residential (including manufactured homes), truck terminal activities, quarry & woodlands

2030 Land Use Plan: Urban

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: PWC/PWC

Soil Limitations: None

School Capacity/Enrolled: Alderman Road Elementary: 750/646; Gray's Creek Middle: 1,000/1,001; Gray's Creek High: 1,270/1,234

Subdivision/Site Plan: If approved, new development may require a review and approval

Municipal Influence Area: City of Fayetteville

Average Daily Traffic Count (2010): 3,100 on SR 2341 (Claude Lee Road) & 1,400 on SR 2219 (Snow Hill Road)

Highway Plan: There are no road improvements/constructions specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Program

Notes:

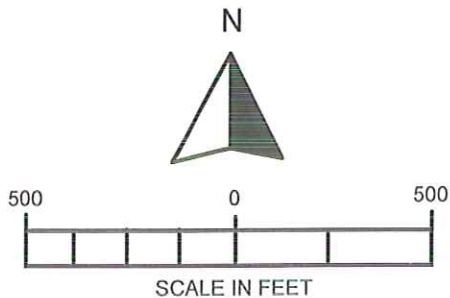
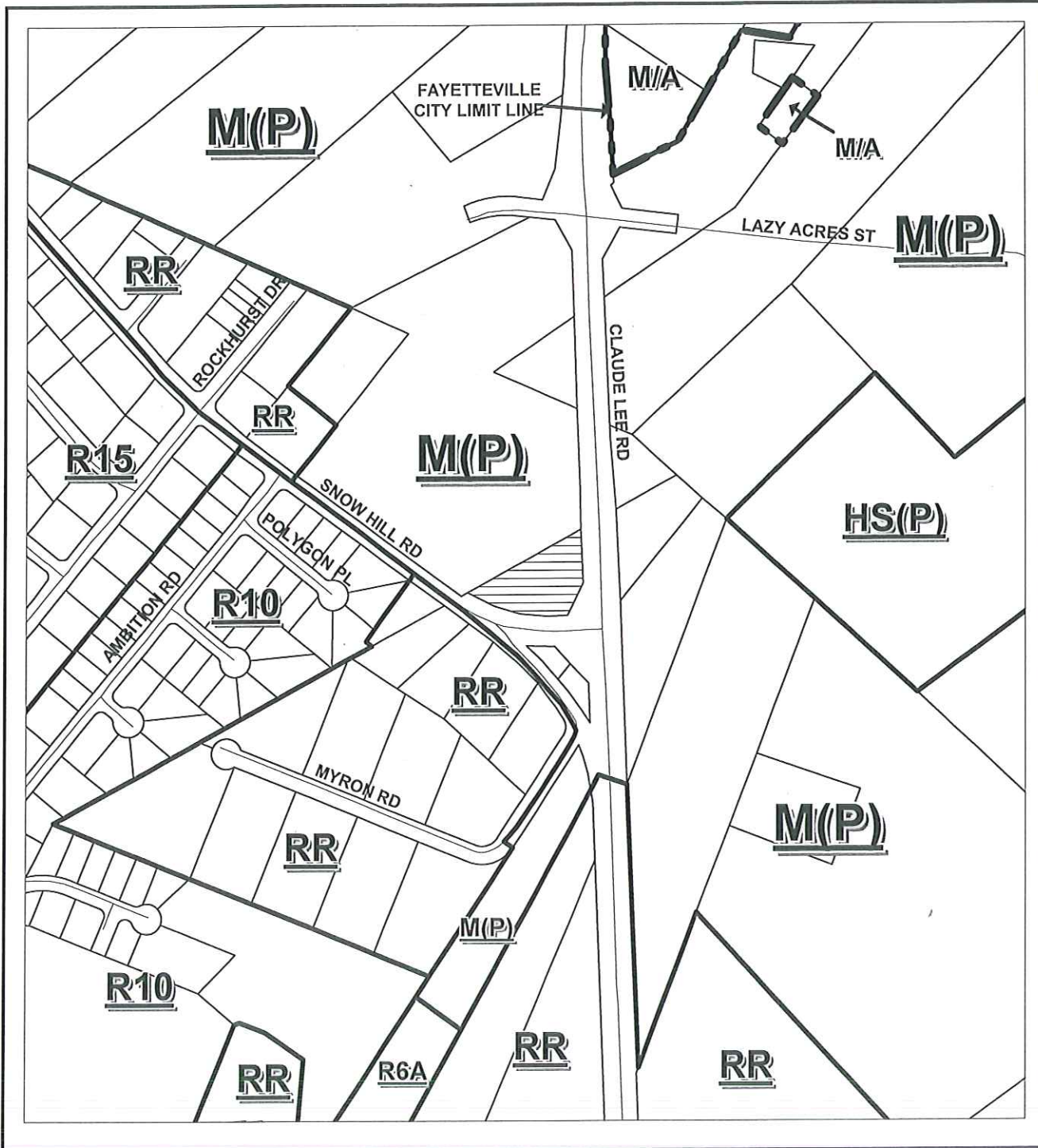
1. Density:
R20 – 3 lots/units
R30 – 2 lots/units
R40 – 1 lot/unit

2. Minimum Yard Setback Regulations:

<u>R20, R30 & R40</u>	<u>M(P)</u>
Front yard: 30'	Front yard: 100'
Side yard: 15'	Side yard: 50'
Rear yard: 35'	Rear yard: 50'

First Class and Record Owners' Mailed Notice Certification

A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith. The record owners' certified receipt of notice is also included.



REQUESTED REZONING M(P) TO R20

ACREAGE: 1.37 AC.+/-	HEARING NO: P12-69	
ORDINANCE: COUNTY	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		

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MEMORANDUM

TO: Cumberland County Joint Planning Board

FROM: Planning & Inspections Staff

SUBJECT: Staff Recommendation for the November 20, 2012 Board Meeting

P12-70: REZONING OF 4.00+/- ACRES FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1101 AND 1105 OLD VANDER ROAD, SUBMITTED BY VELMA A. REYNOLDS WEST AND MARK WEST (OWNERS).

The Planning & Inspections Staff recommends approval of the R40A Residential district based on the following:

1. The district requested is consistent with the 2030 Growth Vision Plan, which calls for “urban fringe” at this location, as well as meeting the location criteria for “rural density residential” development as listed in the Land Use Policies Plan; and
2. The location and character of the use is reasonable and will be in harmony with the surrounding area.

There are no other districts considered suitable for this request.

Attachments:

- 1 – Site Profile
- 2 – Sketch Map

P12-70
SITE PROFILE

P12-70: REZONING OF 4.00+/- ACRES FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1101 AND 1105 OLD VANDER ROAD, SUBMITTED BY VELMA A. REYNOLDS WEST AND MARK WEST (OWNERS).

Site Information:

Frontage & Location: 539.26'+/- on SR 2013 (Old Vander Road)

Depth: 634.40'+/-

Jurisdiction: Cumberland County

Adjacent Property: No

Current Use: 2 residential structures & 2 accessory structures

Initial Zoning: A1 – September 14, 1979 (Area 9)

Nonconformities: Existing structures do not appear to meet side yard setbacks and if approved, would become less nonconforming

Zoning Violation(s): None

Surrounding Zoning: North: RR & A1; South: R40 & A1; East: A1; West: R40/DD/CUD (42 lot residential subdivision) & A1

Surrounding Land Use: Residential (including manufactured homes), farmland & woodlands

2030 Growth Strategy Map: Urban Fringe

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: Well/Septic

Soil Limitations: Yes, hydric – WO Woodington loamy sand & ST Stallings loamy sandy

School Capacity/Enrolled: J.W. Seabrook Elementary: 310/268; Mac Williams Middle: 1,270/1,223; Cape Fear High: 1,425/1,595

Subdivision/Site Plan: If approved, review and approval may be required

Average Daily Traffic Count (2010): 1,300 on SR 2013 (Old Vander Road)

Highway Plan: There are no road improvements/constructions specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Program

Notes:

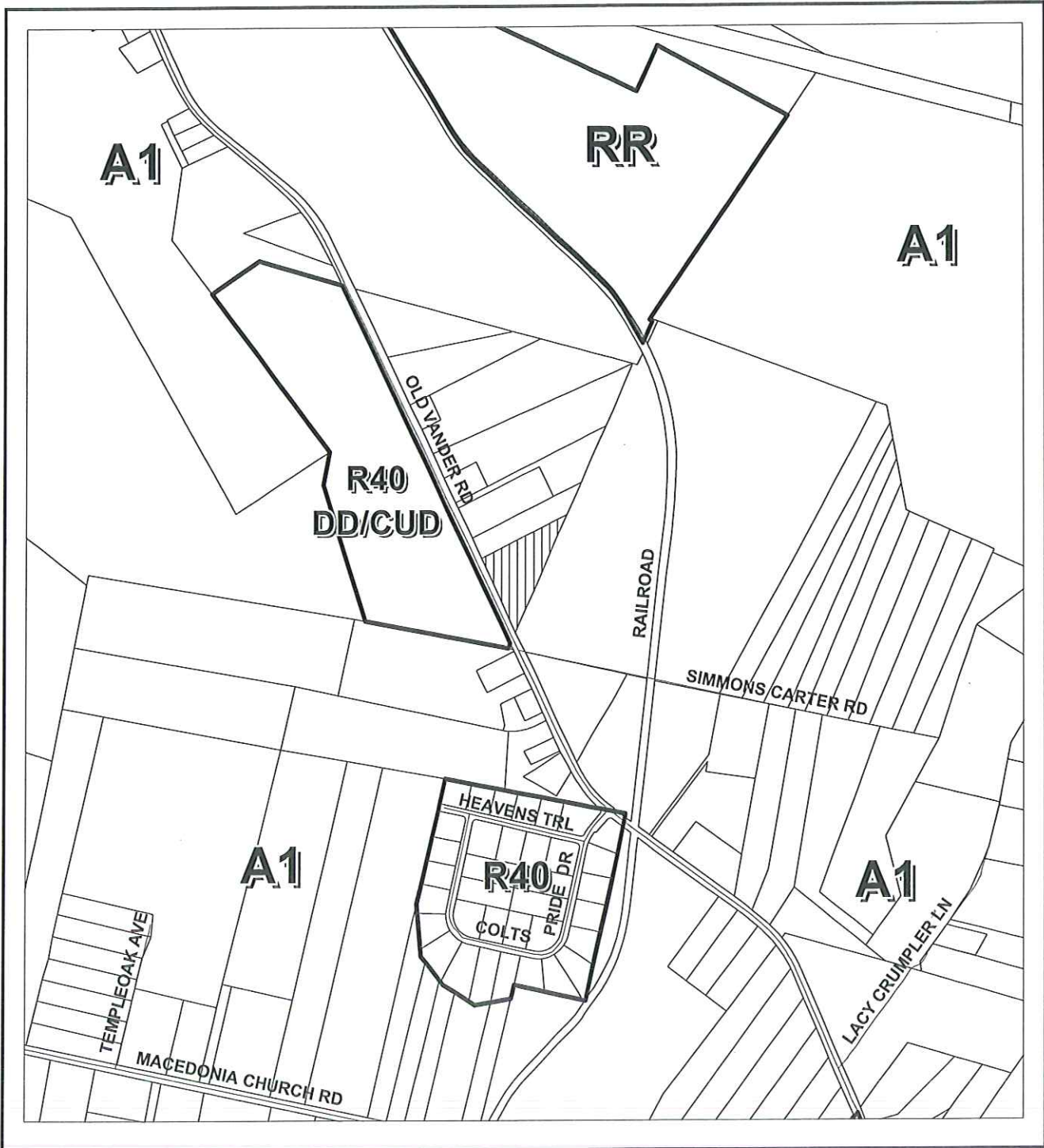
1. Density:
A1 – 2 lots/units
R40A – 4 lots/units

2. Minimum Yard Setback Regulations:

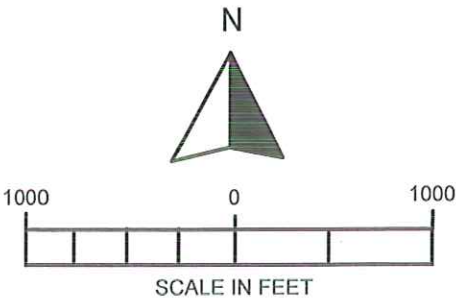
<u>A1</u>	<u>R40A</u>
Front yard: 50'	Front yard: 30'
Side yard: 20'	Side yard: 15'
Rear yard: 50'	Rear yard: 35'

First Class and Record Owners' Mailed Notice Certification

A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith. The record owners' acknowledgement of notice is also included in the case file.



REQUESTED REZONING A1 TO R40A



PIN: 0476-10-9026

ACREAGE: 4.00 AC.+/-	HEARING NO: P12-70	
ORDINANCE: COUNTY	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		

11/05/2012
AM

Walter Clark,
Chair
Cumberland County

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Vice-Chair
Town of Hope Mills

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Town of Stedman
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Deputy Director

Lori Epler,
Sara E. Piland,
Vikki Andrews,
Cumberland County

Benny Pearce,
Town of Eastover

Donovan McLaurin,
Wade, Falcon & Godwin

MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: Planning and Inspections Staff
SUBJECT: Staff Recommendation for the November 20, 2012 Board Meeting

P12-74: REZONING OF .86+/- ACRE FROM C1(P) PLANNED LOCAL BUSINESS TO C2(P) PLANNED SERVICE AND RETAIL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 7162 ROCKFISH ROAD, SUBMITTED BY WENDI P. KMET (OWNER) AND DAVID L. ZURAVEL, ESQ.

The Planning and Inspections Staff recommends approval of the C2(P) Planned Service and Retail district for this request based on the following:

1. The request for C2(P) Planned Service and Retail is consistent with the location criteria for "light commercial", as listed in the Land Use Policies Plan of the 2030 Growth Vision Plan, specifically the subject property has access to public water and sewer, direct access to a collector street, is in an area that is transitioning to commercial, and will provide convenient goods and services to the immediate surrounding neighborhood; and
2. The request is reasonable because the subject property is of a size and shape that the yard setbacks for the C2(P) zoning district can be met and all required improvements such as off-street parking, landscaping, buffering, etc. can be provided on-site.

The staff, upon further analysis of the northern portion of Rockfish Road, acknowledges that when considering wetlands and existing development in this area, commercial rezoning would be appropriate extending east and ending at the existing residential development. To ensure the absence of lot by lot rezoning like those that occurred along Hope Mills Road, this matter should be addressed in the Land Use Policies Plan.

There are no other districts considered suitable for this request.

Attachments:
1 - Site Profile
2 - Sketch Map

P12-74
SITE PROFILE

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Site Information:

Frontage & Location: 250.61'+/- on SR 1112 (Rockfish Road)

Depth: 187.11'+/-

Jurisdiction: Cumberland County

Adjacent Property: No

Current Use: 1 residential structure

Initial Zoning: R10 – February 6, 1976 (Area 5); rezoned to R20 on July 16, 2001; rezoned to C1(P) on October 17, 2011

Nonconformities: If approved, residential use (including setbacks) and structure will be made nonconforming

Zoning Violation(s): None

Surrounding Zoning: North: R10; South: C2(P) (Hope Mills) & RR; East: C2(P) & R10; West: MXD/CUD (Hope Mills) & R10

Surrounding Land Use: Residential (including manufactured homes), bank, shopping center, farmland & woodlands

2030 Land Use Plan: Urban

Proposed Southwest Cumberland Land Use Plan: Low Density Residential

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: PWC/ PWC

Soil Limitations: Yes, hydric – TR Torhunata and Lynn Haven soils

School Capacity/Enrolled: Stoney Point Elementary: 900/725; John Griffin Middle: 1,274/939; Jack Britt High: 1,870/1,940

Subdivision/Site Plan: If approved, site plan review and approval required

Municipal Influence Area: Town of Hope Mills

Average Daily Traffic Count (2010): 11,000 on SR 1112 (Rockfish Road)

Highway Plan: Rockfish Road is identified in the highway plan as a major thoroughfare. This proposal calls for a multi-lane facility with a right-of-way of 110 feet. Road improvements are not included in the 2012-2018 MTIP

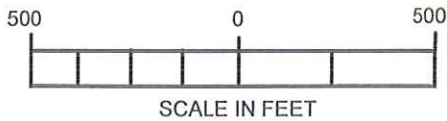
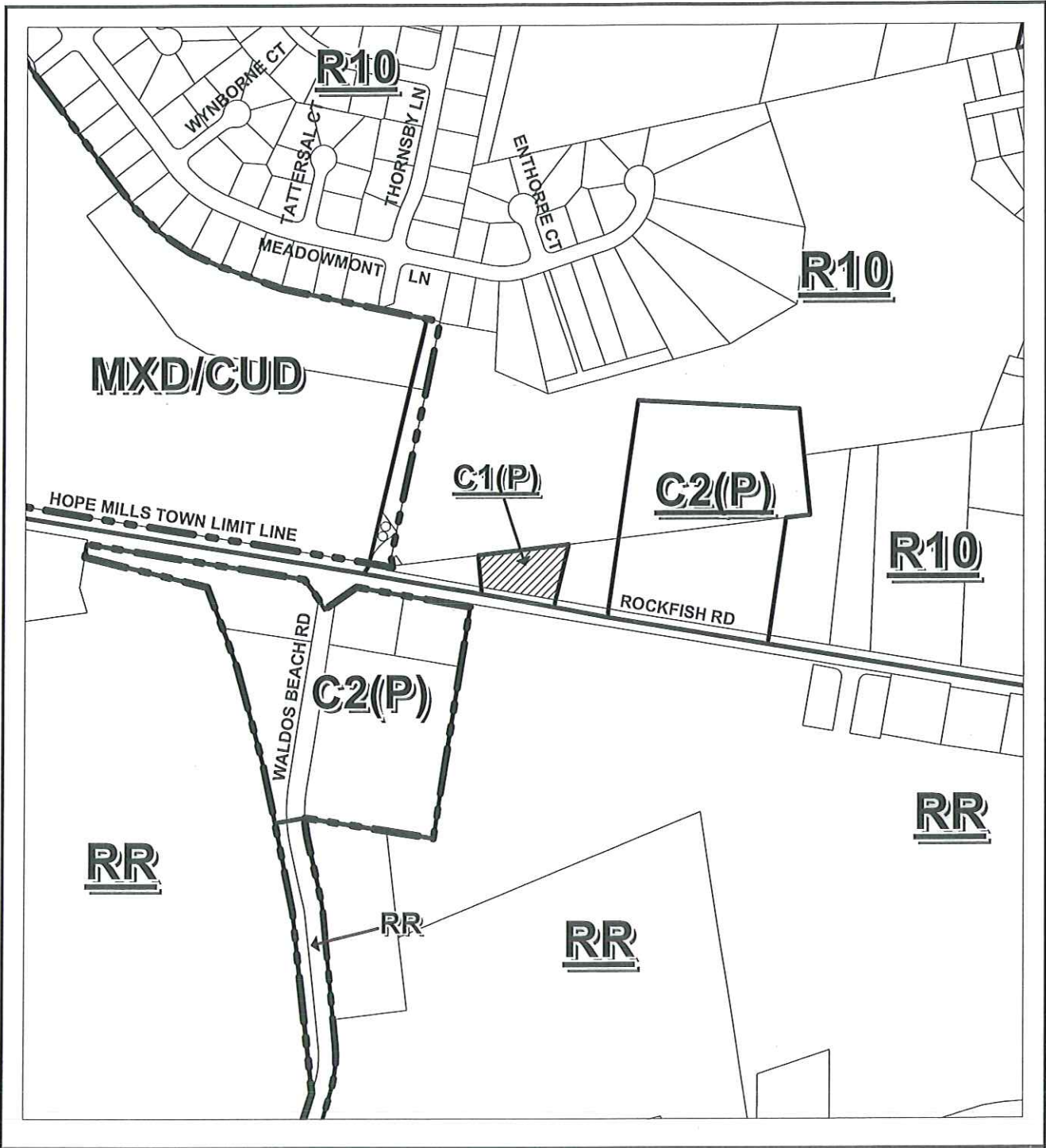
Note:

Minimum Yard Setback Regulations:

<u>C1(P)</u>	<u>C2(P)</u>
Front yard: 45'	Front yard: 50'
Side yard: 15'	Side yard: 30'
Rear yard: 20'	Rear yard: 30'

First Class and Record Owners' Mailed Notice Certification

A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith. The record owners' acknowledgement of notice is also included in the case file.



PIN: 9494-87-2795

REQUESTED REZONING C1(P) TO C2(P)

ACREAGE: 0.86 AC.+/-		HEARING NO: P12-74	
ORDINANCE: COUNTY	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			