

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

June 18, 2013

7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING WITHDRAWAL

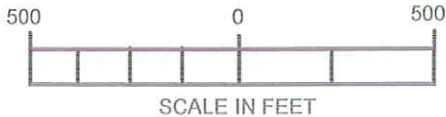
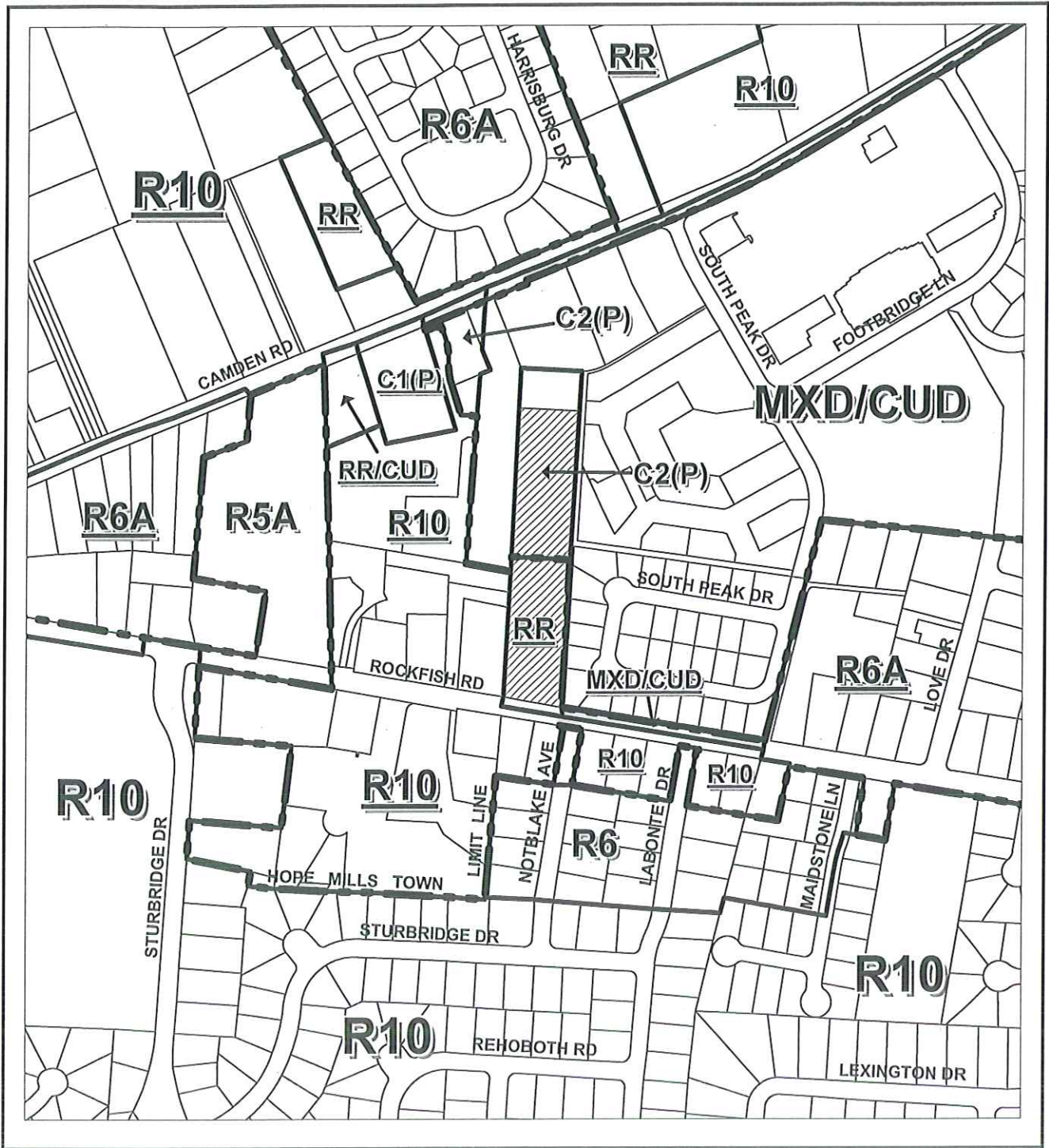
P13-21. REZONING OF 4.40+/- ACRES FROM C2(P) PLANNED SERVICE AND RETAIL AND RR RURAL RESIDENTIAL TO R5 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 6172 ROCKFISH ROAD AND NORTH OF SR 1112 (ROCKFISH ROAD), SOUTHWEST OF SR 1003 (CAMDEN ROAD); SUBMITTED BY D. RALPH HUFF, III ON BEHALF OF LANDSTONE, LLC. (OWNER). (COUNTY & HOPE MILLS)

- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF MAY 21, 2013
- VII. PUBLIC HEARING CONSENT ITEMS

REZONING CASE

- A. **P13-23:** REZONING OF 1.91+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTHWEST SIDE OF SR 2244 (JOHN MCMILLAN ROAD), EAST OF COOPER CREEK DRIVE; SUBMITTED BY REBECCA C. JOHNSON ON BEHALF OF CASHWELL PROPERTIES, INC. (OWNER) AND TIMOTHY B. EVANS.

- VIII. PUBLIC HEARING CONTESTED ITEMS
- IX. DISCUSSION
- DIRECTOR'S UPDATE
- X. ADJOURNMENT



PORT. OF PIN: 0404-67-6047
 PIN: 0404-66-7832

REQUESTED REZONING RR & C2(P) TO R5

ACREAGE: 4.40 AC.+/-	HEARING NO: P13-21	
ORDINANCE: COUNTY, HOPE MILLS	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		

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—◆—
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June 11, 2013

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MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: Planning and Inspections Staff
SUBJECT: Staff Recommendation for the June 18, 2013 Board Meeting

P13-23: REZONING OF 1.91+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTHWEST SIDE OF SR 2244 (JOHN MCMILLAN ROAD), EAST OF COOPER CREEK DRIVE; SUBMITTED BY REBECCA C. JOHNSON ON BEHALF OF CASHWELL PROPERTIES, INC. (OWNER) AND TIMOTHY B. EVANS.

The Planning and Inspections Staff recommends approval of the R40 Residential district based on the following:

1. The district requested is consistent with the 2030 Growth Vision Plan, which calls for “rural” 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 district 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

P13-23
SITE PROFILE

P13-23: REZONING OF 1.91+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTHWEST SIDE OF SR 2244 (JOHN MCMILLAN ROAD), EAST OF COOPER CREEK DRIVE; SUBMITTED BY REBECCA C. JOHNSON ON BEHALF OF CASHWELL PROPERTIES, INC. (OWNER) AND TIMOTHY B. EVANS.

Site Information:

Frontage & Location: 314.77'+/- on SR 2244 (John McMillan Road)

Depth: 359.39'+/-

Jurisdiction: Cumberland County

Adjacent Property: Yes, south of subject property

Current Use: Woodlands

Initial Zoning: A1 – June 25, 1980 (Area 13)

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: RR & A1; South & West: R40 & A1; East: A1A & A1

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

2030 Growth Strategy Map: Rural

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: Well/Septic

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 review and approval

Average Daily Traffic Count (2010): 1,200 on SR 2244 (John McMillan Road)

Highway Plan: John McMillan Road is identified in the Highway Plan as a Major Thoroughfare. The plan calls for future improvements. Road improvements are not included in the MTIP

Notes:

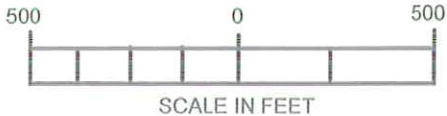
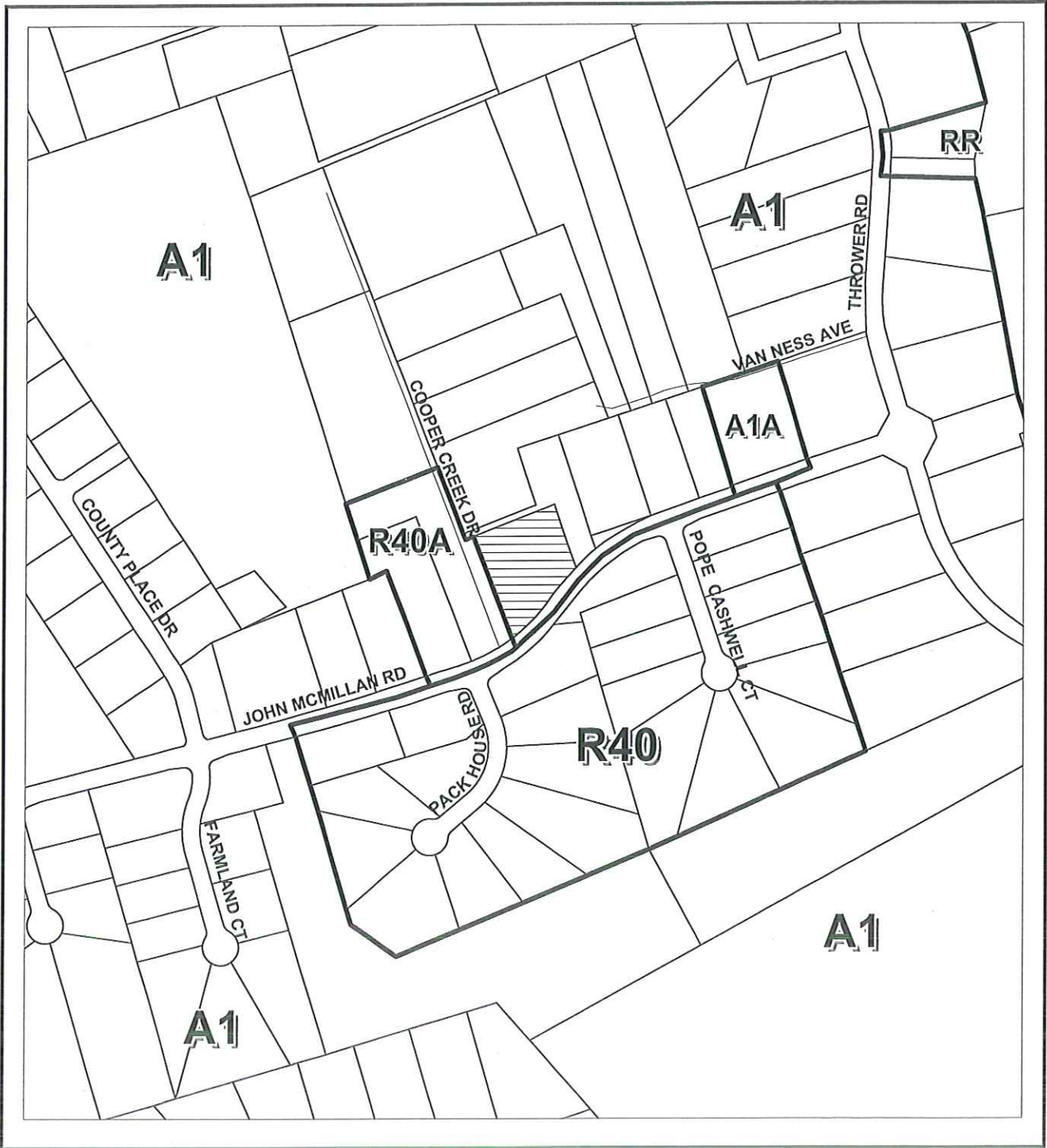
1. Density:
A1 – 1 lot/unit
A1A – 2 lots/units
R40 – 2 lots/units

2. Minimum Yard Setback Regulations:

<u>A1& A1A</u>	<u>R40</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.



REQUESTED REZONING A1 TO R40

ACREAGE: 1.91 AC.+/-

HEARING NO: P13-23

ORDINANCE: COUNTY

HEARING DATE

ACTION

STAFF RECOMMENDATION

PLANNING BOARD

GOVERNING BOARD