

Charles Morris,  
Chair  
Town of Linden

Diane Wheatley,  
Vice-Chair  
Cumberland County

Jami McLaughlin,  
Town of Spring Lake  
Harvey Cain, Jr.,  
Town of Stedman

Donovan McLaurin  
Wade, Falcon & Godwin



*Planning & Inspections Department*

Thomas J. Lloyd,  
Director

Cecil P. Combs,  
Deputy Director

Vikki Andrews,  
Carl Manning,  
Lori Epler  
Cumberland County

Benny Pearce,  
Town of Eastover

Patricia Hall,  
Town of Hope Mills

**TENTATIVE AGENDA**

August 16, 2016

7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING DEFERRAL / WITHDRAWAL
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. APPROVAL OF THE MINUTES OF JULY 19, 2016
- VI. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

- A. **P16-27.** REZONING OF .68+/- ACRES FROM R6A RESIDENTIAL TO O&I(P) PLANNED OFFICE AND INSTITUTIONAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3886 & 3890 CUMBERLAND ROAD, SUBMITTED BY ERIC NANTES & LESLIE BOSWELL (OWNERS).
- VII. PUBLIC HEARING ITEM

SOUTHEAST CUMBERLAND LAND USE PLAN

THIS PLAN PROVIDES THE LOCATION OF PROPOSED FUTURE LAND USES FOR THE SOUTHEAST CUMBERLAND AREA. THE PLAN COVERS AN AREA DEFINED GENERALLY TO THE SOUTH BY BLADEN COUNTY; TO THE WEST BY THE CAPE FEAR RIVER, CEDAR CREEK AND CEDAR CREEK ROAD; ON THE EAST BY SAMPSON COUNTY AND ON THE NORTH BY N.C. HIGHWAY 210.

VIII. DISCUSSION

DIRECTOR'S UPDATE

IX. ADJOURNMENT



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CUMBERLAND  
★ COUNTY ★  
NORTH CAROLINA

—◆—  
*Planning & Inspections Department*

August 8, 2016

**MEMORANDUM**

**TO:** Cumberland County Joint Planning Board  
**FROM:** Planning and Inspections Staff  
**SUBJECT:** Staff Recommendation for the August 16, 2016 Board Meeting

**P16-27.** REZONING OF .68+/- ACRES FROM R6A RESIDENTIAL TO O&I(P) PLANNED OFFICE AND INSTITUTIONAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3886 & 3890 CUMBERLAND ROAD, SUBMITTED BY ERIC NANTES & LESLIE BOSWELL (OWNERS).

**1<sup>st</sup> MOTION**

The Planning and Inspections Staff recommends the board find that approval of the request is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for “urban” development at this location. While the request is not entirely consistent with the Southwest Cumberland Land Use Plan which calls for “heavy commercial”, it could be considered appropriate due to the current zoning and transitional nature of the area.

The staff recommends the board further find that approval of this rezoning is reasonable and in the public interest because the district requested for the subject property meets or exceeds the location criteria of the adopted Land Use Policies Plan, in that: *public water and sewer desirable*, PWC water available; *should have a direct access to a collector street*, Cumberland Road is a minor arterial street; *if not in an office park, should serve as a transition between commercial and residential uses*, subject property is located in an area that includes both commercial and residential districts; *must be located on a sufficient site that provides adequate area for buffering, screening, and landscaping*; subject property is .68 acres.

**2<sup>nd</sup> MOTION**

The Planning and Inspections Staff recommends the board approve Case No. P16-27 for O&I(P) Planned Office and Institutional District, in addition to the information above, based on the following:

- The O&I(P) Planned Office and Institutional district will allow for land uses that exist in the general area.

There are no other districts appropriate for the request at this location.

**Attachments:**

1 – Site Profile; 2 – Sketch Map

**P16-27**  
**SITE PROFILE**

**P16-27.** REZONING OF .68+/- ACRES FROM R6A RESIDENTIAL TO O&I(P) PLANNED OFFICE AND INSTITUTIONAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3886 & 3890 CUMBERLAND ROAD, SUBMITTED BY ERIC NANTES & LESLIE BOSWELL (OWNERS).

**Site Information:**

**Frontage & Location:** 98'+/- on SR 1141 (Cumberland Road)

**Depth:** 288'+/-

**Jurisdiction:** County

**Adjacent Property:** No

**Current Use:** Residential

**Initial Zoning:** R6A – August 1, 1975 (Area 3)

**Nonconformities:** If approved residential structure & use will become nonconforming. Setbacks will become more nonconforming.

**Zoning Violation(s):** None

**Surrounding Zoning:** North: R10 & R6A; South: R10, R10/CU (motor vehicle wrecking and salvage), R7.5, R6, R6A & R5A; East: C3, C2(P), C1(P), RR/CU (office space & storage), RR, R10 & R6A/CU ( cabinet shop & contractor office); West: C3, C2(P), R10 & R6A/CU (motor vehicle repair)

**Surrounding Land Use:** Residential (single, multi-family & manufactured homes), trade contracting, motor vehicle repair & open storage of vehicles

**2030 Growth Strategy Map:** Urban area

**Southwest Cumberland Land Use Plan:** Heavy commercial

**Municipal Influence Area:** Fayetteville

**School Capacity/Enrolled:** McArthur Elementary: 465/454; Ireland Drive Middle: 340/295; Byrd Middle: 702/705; Byrd High School: 1280/1125

**Special Flood Hazard Area (SFHA):** None

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

**Soil Limitations:** None

**Subdivision/Site Plan:** If approved, site plan review will be required

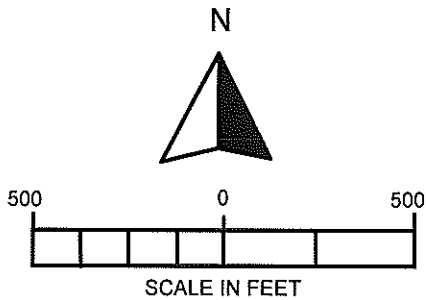
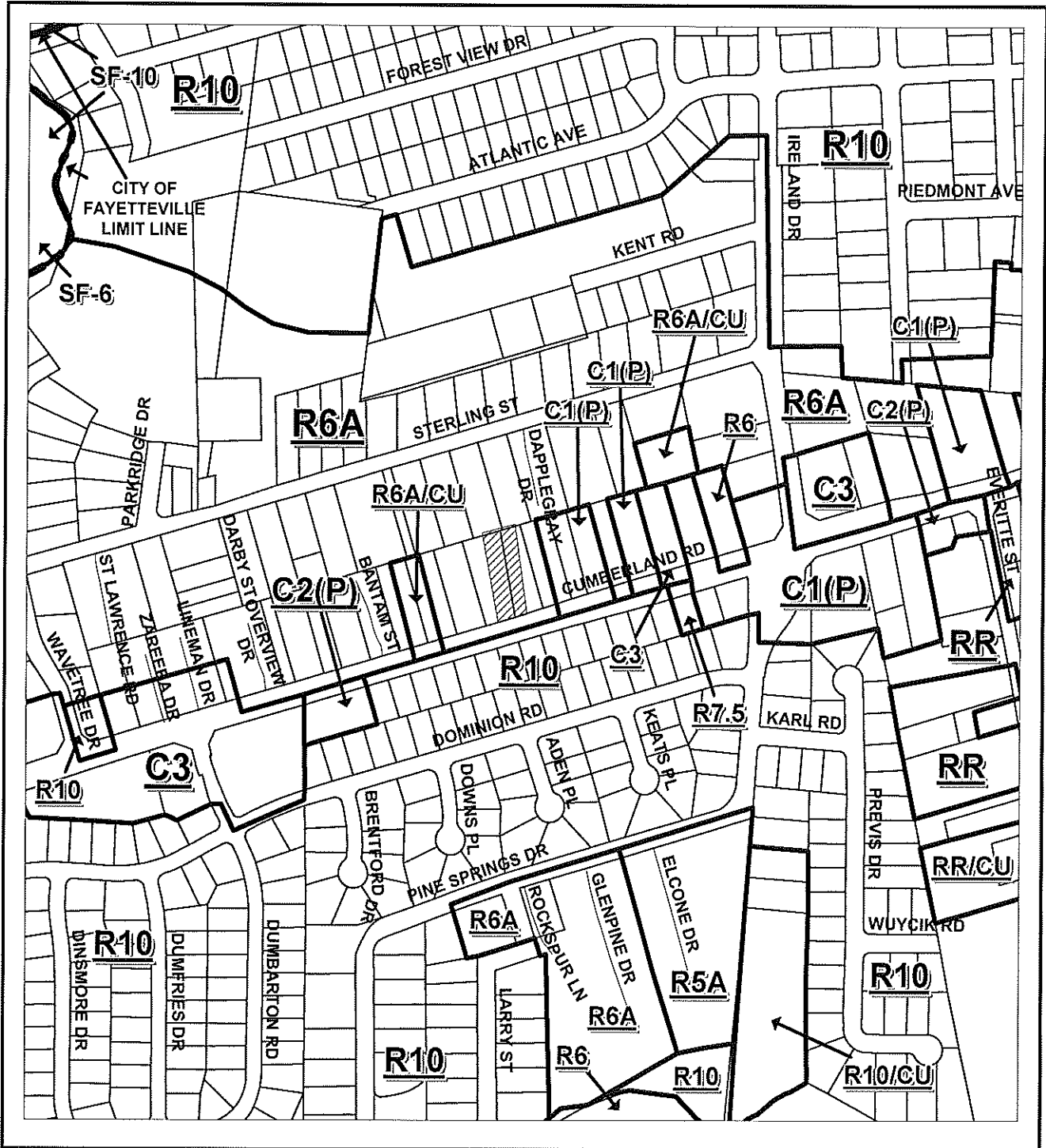
**Average Daily Traffic Count (2014):** 29,000 on SR 1141 (Cumberland Rd)

**Highway Plan:** Cumberland Rd is a minor arterial street. There are no road improvements/construction specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Plan.

**Notes:**

1. Density (minus 15% for R/W)  
R6 & R6A – 4 lots/units  
MHP - Not allowed since parcel is less than one acre
  
2. Minimum Yard Setbacks:

<u>O&amp;I(P)</u>	<u>R6</u>	<u>R6A</u>
Front yard: 35'	Front yard: 25'	Front yard: 25'
Side yard: 15'	Side yard: 10'	Side yard: 10'
Rear yard: 20'	Rear yard: 30'	Rear yard: 15'



PIN: 0415-79-1613

## REQUESTED REZONING R6A TO O&I(P)

<b>ACREAGE: 0.68 AC.+/-</b>	<b>HEARING NO: P16-27</b>	
ORDINANCE: COUNTY	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		