

Charles Morris,
Chair
Town of Linden

Diane Wheatley,
Vice-Chair
Cumberland County

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

Vacant
Wade, Falcon & Godwin



CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

Planning & Inspections Department

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Carl Manning,
Lori Epler
Cumberland County

Stan Crumpler,
Town of Eastover

Patricia Hall,
Town of Hope Mills

AGENDA

March 20, 2018
7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING DEFERRALS / WITHDRAWALS
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF FEBRUARY 20, 2017
- VII. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

- A. **P18-07.** REZONING OF 2.39+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1625 PEP CUSH DRIVE, SUBMITTED BY BOBBY ELLIOTT (OWNER).
- B. **P18-08.** REZONING OF 1.93+/- ACRES FROM C(P) PLANNED COMMERCIAL & R10 RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 6522 ROCKFISH ROAD, SUBMITTED BY DOROTHY ENNIS (OWNER) & W. DAVID BROADWELL (AGENT).

VIII. PUBLIC HEARING CONTESTED ITEMS

IX. DISCUSSION

DIRECTOR'S UPDATE

- HOPE MILLS MEETING

X. ADJOURNMENT

CASE NUMBER: P18-07

PLANNING BOARD HEARING DATE:
03/20/2018

REQUEST
A1 TO R40

ACREAGE: 2.39+/-

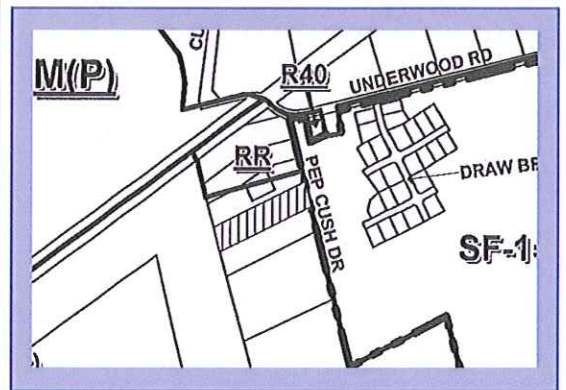
PROPERTY OWNER/APPLICANT
BOBBY ELLIOTT (OWNER)

PROPERTY ADDRESS/LOCATION
1625 Pep Cush Drive

Jurisdiction: County

PROPERTY INFORMATION

Frontage & Location: 160'+/- on Pep Cush Drive
Depth: 660'+/-
Adjacent Property: None
Current Use: Vacant
Municipal Influence Area: Fayetteville
Initial Zoning: A1 – December 14, 1979 (Area 10)
Nonconformities: None
Zoning Violation(s): None issued
School Capacity/Enrolled: Comments requested, none received
Special Flood Hazard Area (SFHA): None
Water/Sewer Availability: Well/Septic
Soil Limitations: Yes- Ro: (Roanoke and Wahee loams)
Subdivision/Site Plan: Development review may be required, upgrade private street for any division
Average Daily Traffic County (2016): 320 on SR 1730 (Underwood Road)
Highway Plan: Pep Cush Drive is identified as a local road in the 2040 Metropolitan Transportation Plan with no constructions/improvements planned; no impact on the Transportation Improvement Plan.



SURROUNDING LAND USE: Residential (including manufactured homes), manufacturing

COMPREHENSIVE PLANS: 2030
Growth Vision Plan: Rural Areas;
Eastover Area Land Use Plan: One acre residential

Notes:

1. Density
 A1- 1 lot/unit
 R40- 2 lots/max 2 units on Class "C" private street

2. Minimum Yard Setbacks:

	<u>A1</u>	<u>R40</u>
Front yard:	50'	30'
Side yard:	20'	15'
Rear yard:	50'	35'

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

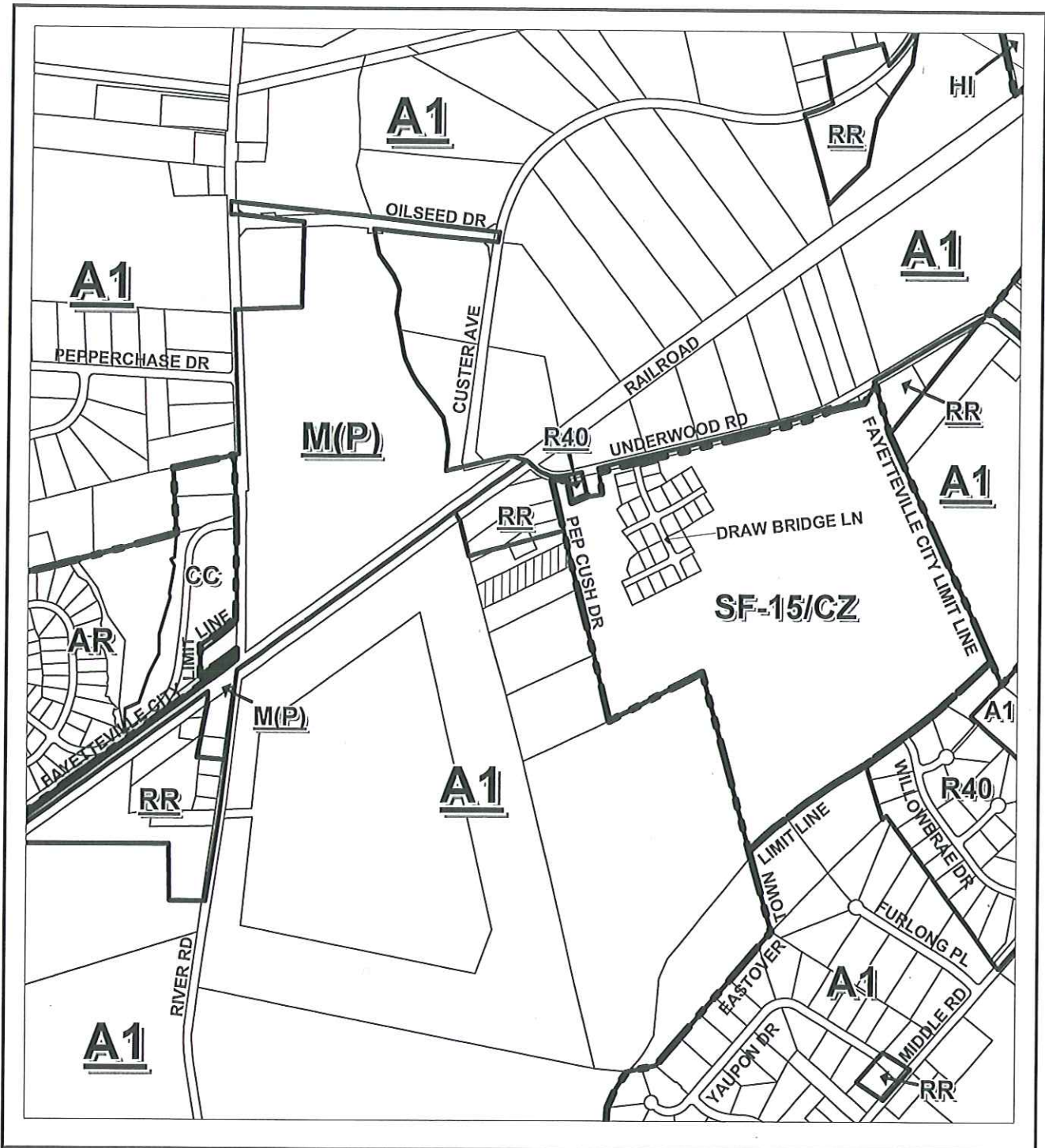
In Case P18-07, the Planning and Inspections Staff recommends approval of the rezoning from A1 Agricultural to R40 Residential and find this recommendation to be consistent with the Eastover Land Use Plan which calls for "one acre residential" at this location; and further find approval of the request is reasonable and in the public interest because the district requested is in harmony with surrounding lot sizes and land uses.

OTHER SUITABLE DISTRICTS: None

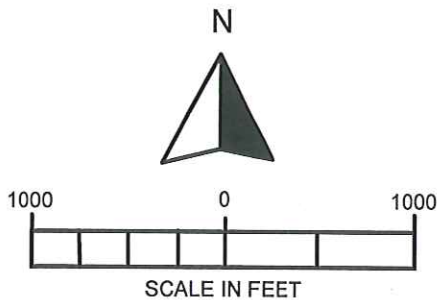
ATTACHMENTS: SKETCH MAP

First Class and Record Owners' Mailed Notice Certification

A certified copy of the listing with the tax record owner(s) of the subject and adjacent properties, along with their tax record mailing addresses, is contained within the case file and incorporated by reference as if delivered herewith.



REQUESTED REZONING A1 TO R40



PIN: 0448-76-3694

ACREAGE: 2.39 AC.+/-		HEARING NO: P18-07	
ORDINANCE: COUNTY	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

CASE NUMBER: P18-08

PLANNING BOARD HEARING DATE:

03/20/2018

REQUEST
C(P) & R10 TO C(P)

ACREAGE: 1.93+/-

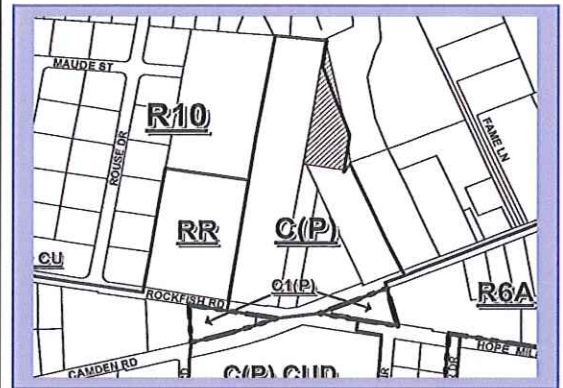
PROPERTY OWNER/APPLICANT
DOROTHY ENNIS (OWNER) & DAVID BROADWELL
(AGENT)

PROPERTY ADDRESS/LOCATION
6522 Rockfish Road

Jurisdiction: County

PROPERTY INFORMATION

Frontage & Location: N/A
Depth: 680'+/-
Adjacent Property: Yes
Current Use: Residential
Municipal Influence Area: Hope Mills
Initial Zoning: R10 – February 6, 1976 (Area 5); Rezoned to C(P) & R10 – November 16, 1998
Nonconformities: Subject property is landlocked (created by deed May 1968)
Zoning Violation(s): None issued
School Capacity/Enrolled: Comments requested, none received
Special Flood Hazard Area (SFHA): None
Water/Sewer Availability: PWC/Septic
Soil Limitations: No
Subdivision/Site Plan: Recombination & site plan review required
Average Daily Traffic County (2016): 19,000 on SR 1003 (Camden Road); 13,000 on SR 1112 (Rockfish Road)
Highway Plan: Rockfish Road is identified as a thoroughfare needing improvement in the 2040 Metropolitan Transportation Plan. While the subject property will not be affected, there are two projects planned in the area, with Camden Road improvements planned in the State Transportation Improvement Plan as U-3422, a widening of Camden, with right-of-way acquisition beginning in Fiscal Year 2021. The second project is a Feasibility Study on intersection improvements for the Camden and Rockfish intersection.



SURROUNDING LAND USE: Residential (including manufactured homes), private school, religious worship facility, convenience stores (2)

COMPREHENSIVE PLANS: 2030
Growth Vision Plan: Urban; Southwest
Cumberland Land Use Plan: Heavy Commercial

Notes:

1. <u>Minimum Yard Setbacks:</u>		
	R10 (R7.5)	C(P)
Front yard:	30'	50'
Side yard:	10'	30'
Rear yard:	35'	30'

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

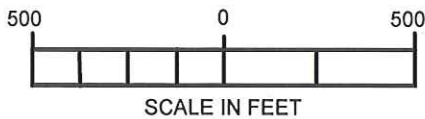
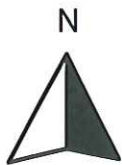
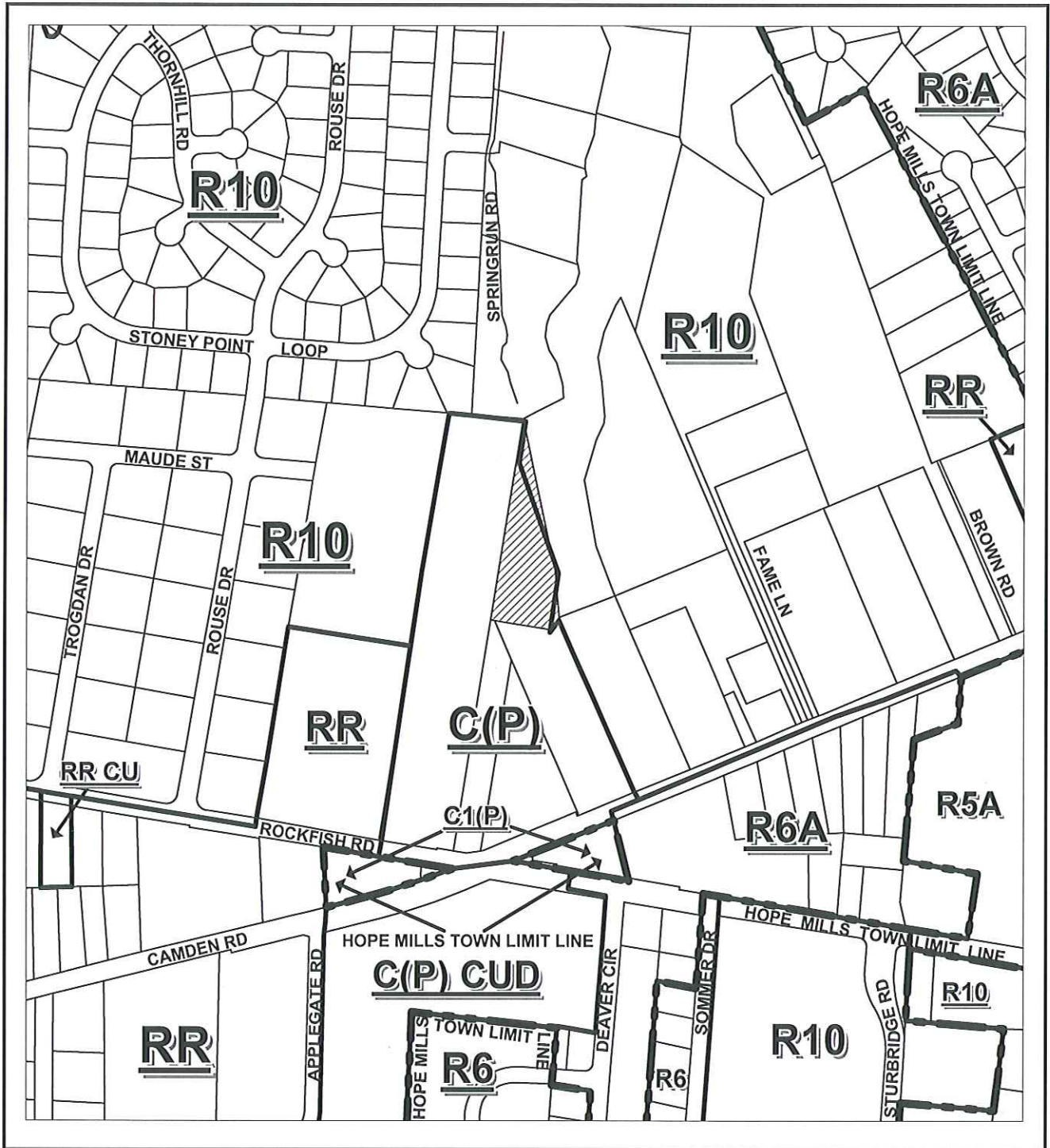
In Case P18-08, the Planning and Inspections Staff recommends approval of the rezoning from R10 Residential & C(P) Planned Commercial to C(P) Planned Commercial and find this recommendation to be consistent with the Southwest Cumberland Land Use Plan which calls for "heavy commercial" at this location; and further find approval of the request is reasonable and in the public interest because the small slivers of R10 Residential zoning were inadvertently left out of the subject property's November 16, 1998 rezoning and this request, if approved, will ensure the entire parcel is zoned the same.

OTHER SUITABLE DISTRICTS: None

ATTACHMENTS: SKETCH MAP

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PIN: 0404-47-3615

REQUESTED REZONING C(P) & R10 TO C(P)

ACREAGE: 1.93 AC.+/-	HEARING NO: P18-08	
ORDINANCE: COUNTY	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		