

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*

**TENTATIVE AGENDA**

April 16, 2019  
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 MARCH 19, 2019
- VII. PUBLIC HEARING CONSENT ITEMS

MODIFICATION TO CONDITIONAL USE DISTRICT

- A. **P07-75:** MODIFICATION OF THE PERMIT FOR AN APPROVED C(P) PLANNED COMMERCIAL/CUD CONDITIONAL USE DISTRICT FOR MINI-WAREHOUSING WITH OUTSIDE STORAGE OF MOTOR VEHICLES, RETAIL/OFFICE SPACE, SECOND FLOOR DWELLING AND CAR WASH, WITH THE PERMIT ALLOWING FOR RELIGIOUS WORSHIP FACILITY, RESTAURANT, RECREATION/AMUSEMENT INDOOR (CONDUCTED FOR PROFIT) & BARBERING AND HAIRDRESSING SERVICES/SALONS; CONSISTING OF 11.66+/- ACRES; LOCATED AT THE SOUTHERN QUADRANT OF SR 1003 (CAMDEN ROAD) AND SR 1112 (ROCKFISH ROAD); SUBMITTED BY MICHAEL G. WAGUESPACK ON BEHALF OF CAM ROCKS, LLC (OWNER).

REZONING CASES

- B. **P19-16.** REZONING OF 0.20+/- ACRE FROM R6A RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1100 HONEYCUTT ROAD; SUBMITTED BY MARK RECONNU ON BEHALF OF GINA'S PROPERTY HOLDINGS, LLC (OWNER) & TERRY C. FAIRCLOTH, PLS (AGENT).
- C. **P19-17.** REZONING OF 3.33+/- ACRES FROM RR RURAL RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 6585 ROCKFISH ROAD, SUBMITTED BY GERALD & BETTY HUNNICUTT ON BEHALF OF HUNNICUTT CORPORATION (OWNERS) AND MARK CANDLER ON BEHALF OF ALHOBISHI CONVENIENCE STORES & RENTALS (AGENT).

Joel Strickland,  
Acting Director

Vacant,  
Deputy Director

Vikki Andrews,  
Carl Manning,  
Lori Epler  
Cumberland County

Stan Crumpler,  
Town of Eastover

Patricia Hall,  
Town of Hope Mills

- D. **P19-18:** REZONING OF 4.60+/- ACRES FROM A1 AGRICULTURAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTH SIDE OF SR 1832 (MURPHY ROAD), EAST OF SR 1833 (SANDEROSA ROAD); SUBMITTED BY CAROL LESLIE HUDSON, JILLIAN LESLIE POPE & NEILL FRANKLIN LESLIE JR. ON BEHALF OF NEILL F. LESLIE HEIRS (OWNER) AND JOHN & LINDA SANDERSON (AGENT). (EASTOVER)
- E. **P19-20.** REZONING OF 1.25+/- ACRES FROM A1 AGRICULTURAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTH SIDE OF NC HWY 13 (GOLDSBORO ROAD), EAST OF SR 1863 (PEMBROKE LANE); SUBMITTED BY MAMTA PATEL ON BEHALF OF EARTH PETROLEUM V, INC. (OWNER) & DENVER MCCULLOUGH (AGENT). (EASTOVER)
- F. **P19-21:** REZONING OF 45.41+/- ACRES FROM A1 AGRICULTURAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3974 PEMBROKE LANE; SUBMITTED BY MAMTA PATEL ON BEHALF OF EARTH PETROLEUM CORPORATION OF NORTH CAROLINA III, INC. (OWNER) & DENVER MCCULLOUGH (AGENT). (EASTOVER)

#### VIII. PUBLIC HEARING CONTESTED ITEMS

##### REZONING CASE

- G. **P19-19.** REZONING OF 4.63+/- ACRES FROM A1 AGRICULTURAL TO R20 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3425 SOUTH RIVER SCHOOL ROAD; SUBMITTED BY PAMELA WILLIAMS (OWNER) & SCOTT BROWN, PE ON BEHALF OF 4D SITE SOLUTIONS, INC (AGENT).

#### IX. DISCUSSION

#### X. ADJOURNMENT



**REQUEST**

Modification to C(P)/CUD to add religious worship facility, restaurant, recreation/amusement indoor (conducted for profit) & barbering and hairdressing services/salons as permitted uses

ACREAGE: **11.66+/-**

**PROPERTY OWNER/APPLICANT**

MICHAEL G. WAGUESPACK ON BEHALF OF CAM ROCKS, LLC (OWNER)

**PROPERTY ADDRESS/LOCATION**

Southern quadrant of SR 1003 (Camden Road) and SR 1112 (Rockfish Road)

Jurisdiction:

**County**

**PROPERTY INFORMATION**

**Frontage & Location:** 575'+/- on SR 1003 (Camden Rd); 386'+/- on SR 1112 (Rockfish Rd); 660'+/- on Applegate Rd

**Depth:** 400'+/-

**Adjacent Property:** Yes

**Current Use:** Mini-warehousing with outside storage of motor vehicles, retail/office space, second floor dwelling & car wash

**Initial Zoning:** RR & R10 – February 3, 1977 (Area 7); Portions rezoned to C(P) on January 27, 1981 & October 18, 2004; Rezoned to C(P)/CUD on July 17, 2007

**Municipal Influence Area:** Hope Mills

**Nonconformities:** Existing religious worship facility, restaurant, indoor recreation & barber shop not permitted

**Zoning Violation(s):** None

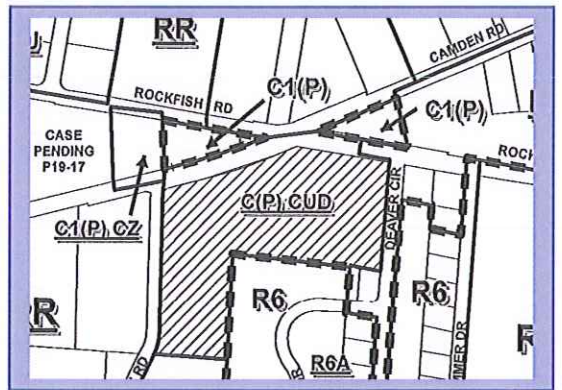
**School Capacity/Enrolled:** Stoney Point Elementary: 840/943; John Griffin Middle: 1274/1088; Jack Britt High: 1950/1952

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

**Subdivision/Site Plan:** See Ordinance Related Conditions

**Average Daily Traffic County (2016):** 9,600 on SR 1003 (Camden Rd); 10,000 on SR 1112 (Rockfish Rd)

**Highway Plan:** Camden Road is identified as a thoroughfare needing improvement in the 2040 Metropolitan Transportation Plan. This portion of Camden is shown in the 2040 Metropolitan Transportation Plan as project U-3422, a widening project from the Fayetteville Outer Loop (U-2519) to NC 59 (Hope Mills Road). Right-of-way acquisition will begin in 2021. Rockfish Road is identified as a thoroughfare needing improvement in the 2040 Metropolitan Transportation Plan with no constructions/improvements planned.



**SURROUNDING LAND USE:** Residential (including manufactured home park and multi-family dwellings), religious worship facility (4), vacant commercial, convenience store, retailing & servicing, public school & tower

**COMPREHENSIVE PLANS:**

**2030 Growth Vision Plan:** Urban  
**Southwest Cumberland Land Use Plan (2013):** Heavy Commercial

**Notes:**

1. **Minimum Yard Setbacks:**

|             | <b>C(P)</b> |
|-------------|-------------|
| Front yard: | 50'         |
| Side yard:  | 30'         |
| Rear yard:  | 30'         |

**STAFF RECOMMENDATION**

APPROVAL

**APPROVAL WITH CONDITIONS**

DENIAL

In Case P07-75, the Planning and Inspections Staff recommends approval of the modification to the C(P) Planned Commercial/CUD Conditional Use District to add the additional permitted uses of religious worship facility, restaurant, recreation/amusement indoor (conducted for profit) & barbering and hairdressing services/salons and find this recommendation to be consistent with the Southwest Cumberland Land Use Plan (2013) which calls for "heavy commercial" at this location, all of the requested additional uses are allowed within the C(P) Planned Commercial district which is classified as "heavy commercial" zoning and further find approval of this request is reasonable and in the public interest because the modification requested is in harmony with the surrounding zoning and existing land uses.

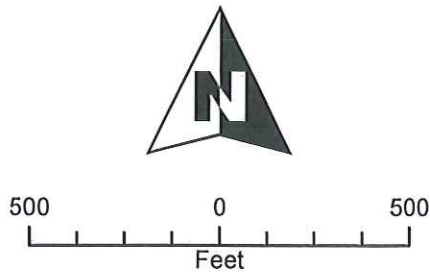
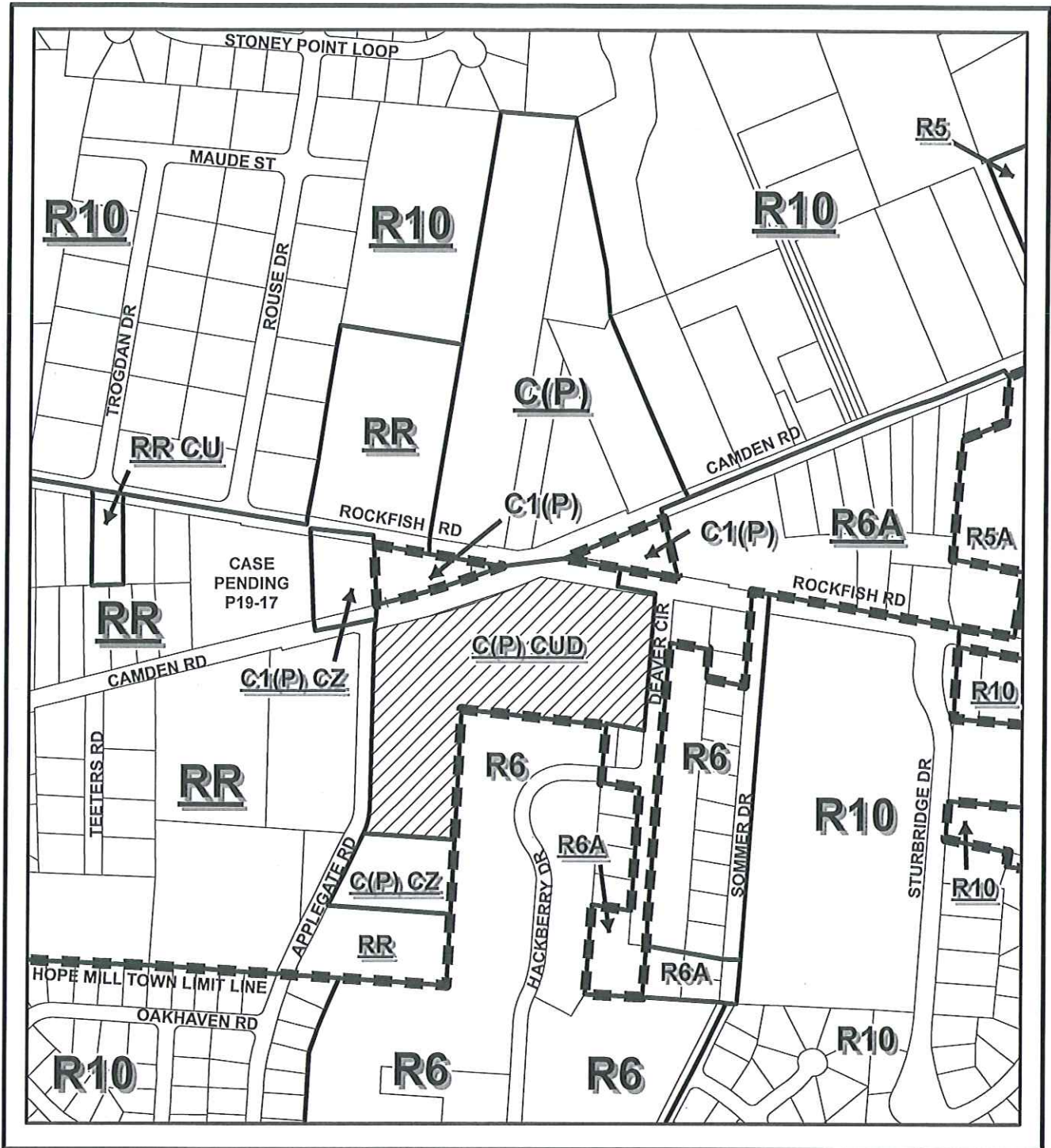
**OTHER SUITABLE DISTRICTS:** None

**ATTACHMENTS:** SKETCH MAP SITE PLAN APPLICATION ORDINANCE RELATED CONDITIONS

**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.



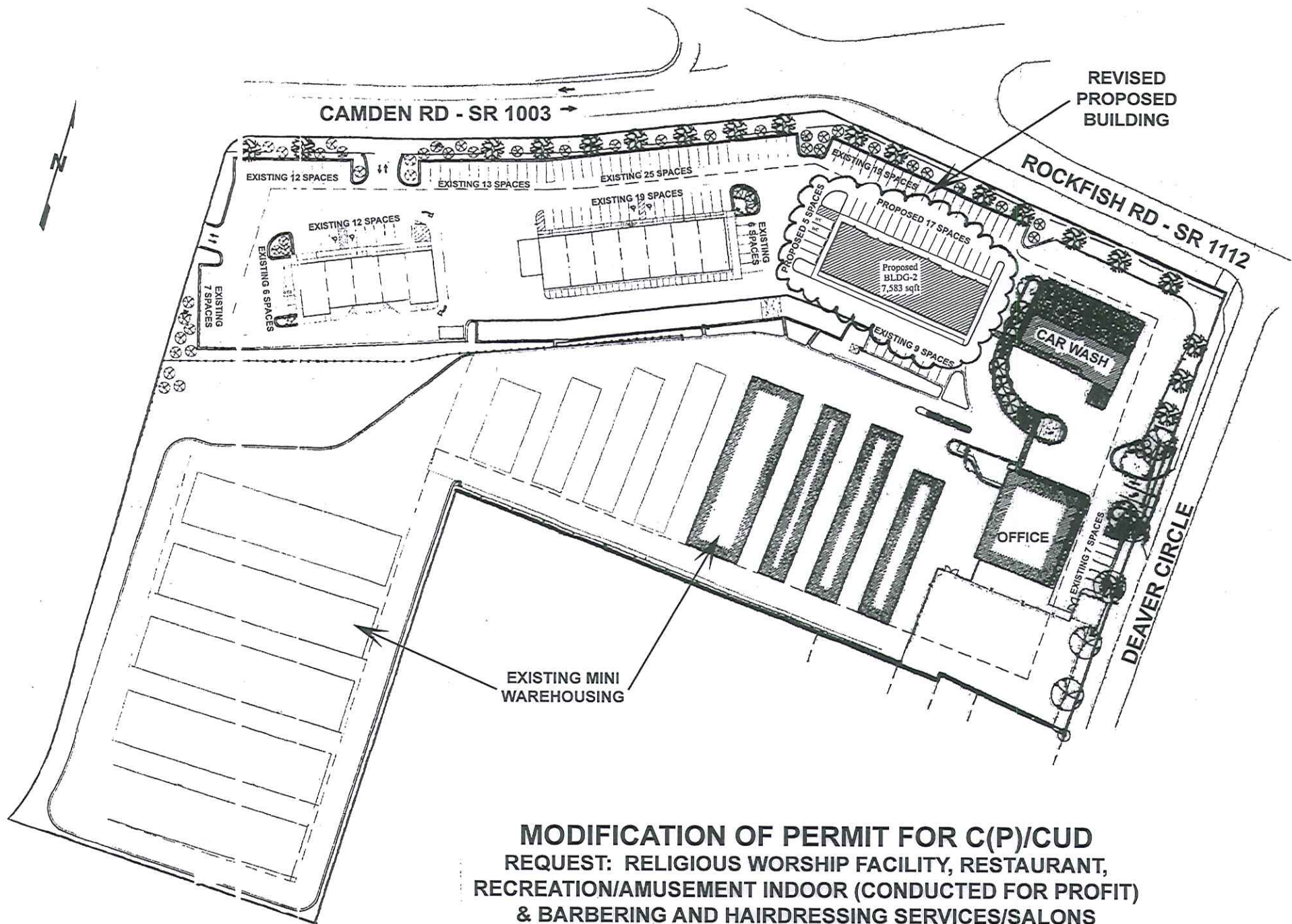


## MODIFICATION OF PERMIT FOR C(P)/CUD

|                               |                           |        |
|-------------------------------|---------------------------|--------|
| <b>ACREAGE: 11.66 AC. +/-</b> | <b>HEARING NO: P07-75</b> |        |
| ORDINANCE: HOPE MILLS         | HEARING DATE              | ACTION |
| STAFF RECOMMENDATION          |                           |        |
| PLANNING BOARD                |                           |        |
| GOVERNING BOARD               |                           |        |

PIN: 0404-46-0307

LH  
3-21-2019



**MODIFICATION OF PERMIT FOR C(P)/CUD**  
**REQUEST: RELIGIOUS WORSHIP FACILITY, RESTAURANT,**  
**RECREATION/AMUSEMENT INDOOR (CONDUCTED FOR PROFIT)**  
**& BARBERING AND HAIRDRESSING SERVICES/SALONS**

**CASE: P07-75    ACREAGE: 11.66 AC +/-**

**SCALE: NTS    PARKING: AS SHOWN**

**\*SCALE DETAILED SITE PLAN IN FILE AVAILABLE FOR REVIEW UPON REQUEST**



**TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD AND THE BOARD OF COUNTY COMMISSIONERS OF CUMBERLAND COUNTY, NC:**

I (We), the undersigned, hereby submit this application, and petition the County Commissioners to amend and to change the zoning map of the County of Cumberland as provided for under the provisions of the County Zoning Ordinance. In support of this petition, as hereinafter requested, the following facts are submitted:

1. Applicant/Agent CAM ROCKS LLC - MIKE WAGUESPAEK
2. Address: 3316 DEAVER CIRCLE Zip Code 28348
3. Telephone: (Home) 910-605-1809 (Work) \_\_\_\_\_
4. Location of Property: CAMDEN RD. + ROCK FISH RD.
5. Parcel Identification Number (PIN #) of subject property: 0404-46-0307 - (also known as Tax ID Number or Property Tax ID)
6. Acreage: 11.00 Frontage: 2,089.55 Depth: \_\_\_\_\_
7. Water Provider: PWC Septage Provider: PWC
8. Deed Book 7800, Page(s) 0183, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: MINI-WAREHOUSE, RETAIL/OFFICE, SECOND FLOOR DWELLING & CARWASH
10. Proposed use(s) of the property: \_\_\_\_\_  
ADD RELIGIOUS WORSHIP AND RESTAURANT AND INDOOR RECREATION  
NOTE: Be specific and list all intended uses. AND BARBER AND NAIL SALON
11. Do you own any property adjacent to, including across the street from, the property being submitted for rezoning? Yes  No \_\_\_\_\_
12. Has a violation been issued on this property? Yes \_\_\_\_\_ No
13. It is requested that the foregoing property be rezoned FROM: \_\_\_\_\_

TO: (Select one)

- \_\_\_\_\_ Conditional Zoning District, with an underlying zoning district of \_\_\_\_\_ (Article V)
- \_\_\_\_\_ Mixed Use District/Conditional Zoning District (Article VI)
- \_\_\_\_\_ Planned Neighborhood District/Conditional Zoning District (Article VII)
- \_\_\_\_\_ Density Development/Conditional Zoning District, at the \_\_\_\_\_ Density (Article VIII)

*mw  
3.17.19*

APPLICATION FOR  
CONDITIONAL ZONING

1. PROPOSED USE(S):

- A. List the use(s) proposed for the Conditional Zoning. (Use of the underlying district will be restricted only to the use(s) specified in this application if approved.)

MINI-WARHOUSE  
RETAIL/OFFICE  
DWELLING UNIT  
CAR WASH

RECIGOUS WORSHIP  
RESTURANT ?

- B. Density: List the amount of acreage that will be residential, commercial, and/or open space, and the number of lots and/or dwelling units proposed, and the square footage of the non-residential units.

SEE SITE PLAN

2. DIMENSIONAL REQUIREMENTS:

- A. Reference either the dimensional requirements of the district, Sec. 1104 or list the proposed setbacks.

SEE SITE PLAN

- B. Off-street parking and loading, Sec.1202 & 1203: List the number of spaces, type of surfacing material and any other pertinent information.

SEE SITE PLAN

3. SIGN REQUIREMENTS:

Reference the district sign regulations proposed from Article XIII.

SEE SITE PLAN

4. LANDSCAPE AND BUFFER REQUIREMENTS:

- A. For all new non-residential and mixed use development abutting a public street, indicate the number and type of large or small ornamental trees used in the streetscape, yard space, and/or parking areas, plus the number and type of shrubs. (Sec. 1102N). **NOTE: All required landscaping must be included on the site plan.**

SEE SITE PLAN

- B. Indicate the type of buffering and approximate location, width and setback from the property lines. (Sec. 1102G). **NOTE: All required buffers must be included on the site plan.**

SEE SITE PLAN

5. MISCELLANEOUS:

List any information not set forth above, such as the days and hours of the operation, number of employees, exterior lighting, noise, odor and smoke, emission controls, etc.

6. SITE PLAN REQUIREMENTS:

The application must include a site plan drawn to the specifications of Sec. 1402. If the proposed uses involve development subject to the County Subdivision Ordinance, the site plan required may be general in nature, showing a generalized street pattern, if applicable, and the location of proposed uses. If the proposed uses include development not subject to the Subdivision Ordinance, the site plan must be of sufficient detail to allow the Planning and Inspections Staff, Planning Board and County Commissioners to analyze the proposed uses and arrangement of uses on the site. It also must include the footprints of all buildings (proposed and existing), the proposed number of stories, location and number of off-street parking and loading spaces, proposed points of access to existing streets and internal circulation patterns. In addition, the location of all proposed buffers and fences and landscaping shall be included on the site plan.



7. STATEMENT OF ACKNOWLEDGMENT:

It is understood by the undersigned that the official zoning map, as originally adopted and subsequently amended, is presumed to be appropriate to the property involved and that the burden of proof for a zoning amendment (rezoning) rest with the petitioner.

It is the responsibility of the petitioner (personally or by agent) to submit to the Planning and Inspections Department a valid request within a complete application.

I further understand I must voluntarily agree to all ordinance related conditions prior to the first hearing on the case or any disagreement may be cause for an unfavorable recommendation. The undersigned hereby acknowledge that the Planning and Inspections Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

✓ CAM ROCKS, LLC - MIKE WAGUESPACK  
NAME OF OWNER(S) (PRINT OR TYPE)

3316 DEANER CIRCLE HOPE MILLS, NC 28398  
ADDRESS OF OWNER(S)

FUN TIME 2 NC @ AOL.COM  
E-MAIL

910-605-1809  
HOME TELEPHONE

WORK TELEPHONE

Mike Waguespack  
SIGNATURE OF OWNER(S)

SIGNATURE OF OWNER(S)

\_\_\_\_\_  
NAME OF AGENT, ATTORNEY, APPLICANT (by assign) (PRINT OR TYPE)

\_\_\_\_\_  
ADDRESS OF AGENT, ATTORNEY, APPLICANT

\_\_\_\_\_  
HOME TELEPHONE

\_\_\_\_\_  
WORK TELEPHONE

\_\_\_\_\_  
E-MAIL ADDRESS

\_\_\_\_\_  
FAX NUMBER

\_\_\_\_\_  
SIGNATURE OF AGENT, ATTORNEY, OR APPLICANT

## **C(P) PLANNED INDUSTRIAL/CUD CONDITIONAL USE DISTRICT**

**DRAFT**

### **Ordinance Related Conditions**

#### **Conditions of the Application:**

1. Proposed Uses: Mini-warehousing (standard and mini-mobile) with outside storage of motor vehicles, retail/office space, second floor dwelling unit, car wash, religious worship facility, restaurant, recreation/amusement indoor (conducted for profit), barbering & hairdressing services/salons
2. Hours of operation: Mini-warehousing – 24 hours, All other non-residential uses will operate under standard business hours.
3. Parking: 157 spaces shown (121 spaces required)
4. Signage: In accordance with the Zoning Ordinance.
5. Buffering: Chain link fence planted with climbing jasmine vine as in Phase 1.

#### **Permit-Related:**

1. The owner/developer(s) of these lots must obtain detailed instructions from the County Code Enforcement Section, Room 101 in the Historic Courthouse at 130 Gillespie Street on provisions of the County Zoning Ordinance and any permits that may be required to place any structure within this development or to commence any use of the subject property. For additional information, the developer should contact a Code Enforcement Officer.
2. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application.
3. Landscaping must be provided as shown on the site plan. In addition, all required plant materials shall be maintained by the property owners, including replacing dead or unhealthy trees and shrubs; trees shall be maintained in a vertical position at all times; all planting areas shall be kept free of weeds and debris.
4. Connection to public water and sewer is required, the Public Works Commission (PWC) must approve water and sewer plans prior to application for any permits. A copy of the PWC approval must be provided to Code Enforcement at the time of application for building/zoning permits.
5. The developer must/may have to provide the Code Enforcement Section with an approved NC Department of Environment and Natural Resources (NCDENR) sedimentation and erosion control plan (S&E) prior to any application for permits. (Note: If any retention/detention basins are required for state approval of this plan, then three (3) copies of a revised plan must be submitted and approved by Planning & Inspections prior to application for any building/zoning permits.) A copy of the NCDENR approval must be provided to Code Enforcement at the time of application for any building/zoning permits.
6. The building final inspection cannot be accomplished until a Code Enforcement Officer inspects the site and certifies that the site is developed in accordance with the approved plans.

#### **Site-Related:**

7. All uses, dimensions, setbacks and other related provisions of the County Subdivision and Zoning Ordinances for the C(P)/CUD zoning district and the conditions of the Permit must be complied with, as applicable. (NOTE: Storage of motor vehicles is permitted only in the area indicated on the site plan.)
8. This approval is not approval of any freestanding signs; if a freestanding sign is desired, re-submittal to the Land Use Codes Section of a revised site plan showing the location and dimensions of the freestanding sign(s) must be submitted for Staff approval.



9. Because the original NC Department of Transportation (NCDOT) approved driveway was never constructed and the site has increased in size, the developer must obtain a new driveway permit from the NCDOT.
10. The NC Department of Transportation (NCDOT) will require turn lanes to be installed. A copy of the approved driveway permit must be provided to Code Enforcement at the time of application for building/zoning permits.
11. The off-street parking must be provided as shown on the site plan. All required off-street parking spaces must be provided as required by the provisions of the County Zoning Ordinance, 75% of which are required to be a minimum of 9' x 20' and surfaced, with a permanent material such as asphalt or concrete, and striped prior to application for the *Certificate of Occupany*. The remaining 25% must remain un-improved and used as "overflow" parking.
12. All lighting is required to be directed internally within this development and comply with provisions of Section 1102 M, Outdoor Lighting, County Zoning Ordinance.
13. A solid buffer must be provided along the entire southern boundary of this site where the subject property is adjacent to residential zoning districts. This buffer must be provided and maintained in accordance with the provisions of Section 1102 G, Buffer Requirements, County Zoning Ordinance. If fencing is to be used, the developer is required to set the fence back a sufficient width to allow for the proper maintenance and upkeep of the vegetation.
14. All dumpster, garbage, and utility areas shall be located on concrete pads and screened on a minimum of three sides.
15. An adequate drainage system must be installed by the developer in accordance with good engineering practices and all drainage ways must be kept clean and free of debris.
16. Fire hydrants must be installed along all proposed streets and drives; hydrants must be located no further than 1,000 feet apart and at a maximum of 500 feet from any lot.
17. All utilities, except for 25kv or greater electrical lines, must be located underground.
18. The owner/developer is the responsible party to secure and maintain the detention/retention basin, keeping it clear of debris and taking measures for the prevention of insect and rodent infestation.
19. This review does not constitute a "subdivision" approval by NC Department of Transportation (NCDOT). A separate submittal to NCDOT will be required prior to consideration for addition to the system of any street within this development.
20. All notes and calculations as shown on the site plan and contained within the application are to be considered as a part of this conditional approval.

*Thank you for doing business in Cumberland County!*

**If you need clarification of any conditions, please contact Betty Lynd at 910-678-7603 or Hope Ward Page at 910-678-7602 with the Land Use Codes Section; otherwise, contact the appropriate agency at the contact numbers below.**

**Contact Information (Area Code is 910 unless otherwise stated):**

|                                   |                |           |  |
|-----------------------------------|----------------|-----------|--|
| Watershed Officer/Improvements:   | Jeff Barnhill  | 678-7765  | <a href="mailto:jbarnhill@co.cumberland.nc.us">jbarnhill@co.cumberland.nc.us</a> |
| Subdivision/Site Plan/Plat        | Ed Byrne       | 678-7609  | <a href="mailto:ebyrne@co.cumberland.nc.us">ebyrne@co.cumberland.nc.us</a>       |
| Code Enforcement (Permits):       | Scott Walters  | 321-6654  | <a href="mailto:swalters@co.cumberland.nc.us">swalters@co.cumberland.nc.us</a>   |
| County Building Inspections:      | Michael Naylor | 321-6657  | <a href="mailto:mnaylo@co.cumberland.nc.us">mnaylo@co.cumberland.nc.us</a>       |
| Fire Marshal – Emergency Services | Kevin Lowther  | 321-6625  | <a href="mailto:klowther@co.cumberland.nc.us">klowther@co.cumberland.nc.us</a>   |
|                                   | Gene Booth     | 678-7641  | <a href="mailto:wbooth@co.cumberland.nc.us">wbooth@co.cumberland.nc.us</a>       |
| County Engineer's Office:         | Wayne Dudley   | 678-7636  | <a href="mailto:wdudley@co.cumberland.nc.us">wdudley@co.cumberland.nc.us</a>     |
| County Health Department:         | Fred Thomas    | 433-3692  | <a href="mailto:fthomas@co.cumberland.nc.us">fthomas@co.cumberland.nc.us</a>     |
| Food & Lodging Env. Health:       | Fred Thomas    | 433-3692  | <a href="mailto:fthomas@co.cumberland.nc.us">fthomas@co.cumberland.nc.us</a>     |
| Ground Water Issues:              | Fred Thomas    | 433-3692  | <a href="mailto:fthomas@co.cumberland.nc.us">fthomas@co.cumberland.nc.us</a>     |
| PWC:                              | Joe Glass      | 223-4740  | <a href="mailto:joe.glass@faypwc.com">joe.glass@faypwc.com</a>                   |
|                                   | Sam Powers     | 223-4370  | <a href="mailto:sam.powers@faypwc.com">sam.powers@faypwc.com</a>                 |
| Town of Hope Mills:               |                | 424-4555* |  |

|                                  |                     |                |  |
|----------------------------------|---------------------|----------------|--|
| Town Clerk:                      | Jane Starling       |                | <a href="mailto:jstarling@townofhopemills.com">jstarling@townofhopemills.com</a>     |
| Planner – Zoning Permits         | Chancer McLaughlin  |                | <a href="mailto:cmclaughlin@townofhopemills.com">cmclaughlin@townofhopemills.com</a> |
| Chief Building Inspector:        | David (Ray) Reeves  |                | <a href="mailto:dreeves@townofhopemills.com">dreeves@townofhopemills.com</a>         |
| Stormwater/Flood Administrator:  | Beth Brown          |                | <a href="mailto:eabrown@townofhopemills.com">eabrown@townofhopemills.com</a>         |
| Zoning Inspector:                | Chancer McLaughlin  |                | <a href="mailto:cmclaughlin@townofhopemills.com">cmclaughlin@townofhopemills.com</a> |
| Fire Marshal                     | Brett A. Ham        |                | <a href="mailto:baham@townofhopemills.com">baham@townofhopemills.com</a>             |
| Public Works – Streets/sidewalks | Don Sisko           |                | <a href="mailto:dsisko@townofhopemills.com">dsisko@townofhopemills.com</a>           |
| US Postal Service                | Jonathan R. Wallace | (704) 393-4412 | <a href="mailto:jonathan.r.wallace@usps.gov">jonathan.r.wallace@usps.gov</a>         |
| Corp of Engineers (wetlands):    | Liz Hair            | (910) 251-4049 | <a href="mailto:hair@usacr.army.mil">hair@usacr.army.mil</a>                         |
| NCDEQ (E&S):                     | Leland Cottrell     | (910) 433-3393 | <a href="mailto:leland.cottrell@ncdenr.gov">leland.cottrell@ncdenr.gov</a>           |
| US Fish & Wildlife Services      | Susan Ladd Miller   | (910) 695-3323 | <a href="mailto:susan_miller@fws.gov">susan_miller@fws.gov</a>                       |
| Location Services:               |                     |                |  |
| Site-Specific Address:           | Will Phipps         | 678-7666       | <a href="mailto:wphipps@co.cumberland.nc.us">wphipps@co.cumberland.nc.us</a>         |
| Tax Parcel Numbers:              |                     | 678-7549       |  |
| NCDOT (driveways/curb-cuts):     | Troy Baker          | 364-0601       | <a href="mailto:tlbaker@ncdot.gov">tlbaker@ncdot.gov</a>                             |
| Transportation Planning:         | Katrina Evans       | 678 7614       | <a href="mailto:kevans@co.cumberland.nc.us">kevans@co.cumberland.nc.us</a>           |
| N.C. Division of Water Quality:  | Annette Lucas       | (919) 807-6381 | <a href="mailto:annette.lucas@ncdenr.gov">annette.lucas@ncdenr.gov</a>               |

\*This is the main telephone number for the Town of Hope Mills; once connected, the caller will be directed to the various departments.



REQUEST  
R6A to C(P)

ACREAGE: 0.20+/-

PROPERTY OWNER/APPLICANT  
MARK RECONNU ON BEHALF OF GINA'S PROPERTY  
HOLDINGS, LLC (OWNER) & TERRY C. FAIRCLOTH,  
PLS (AGENT)

PROPERTY ADDRESS/LOCATION  
1100 Honeycutt Road

Jurisdiction: County

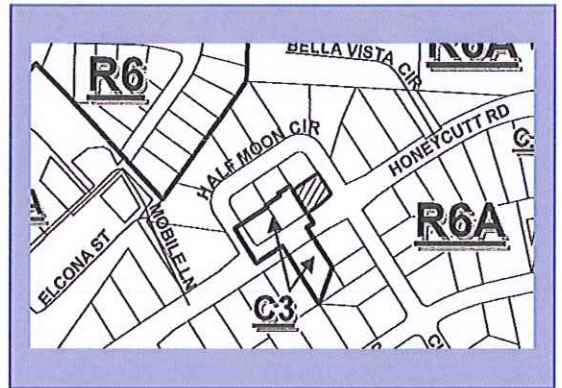
**PROPERTY INFORMATION**

**Frontage & Location:** 100'+/- on SR 1613 (Honeycutt Rd); 81'+/- on SR 1693 (Half Moon Cir)  
**Depth:** 90'+/-  
**Adjacent Property:** Yes  
**Current Use:** Vacant  
**Initial Zoning:** R6A – August 21, 1972 (Area 1)  
**Municipal Influence Area:** Fayetteville  
**Nonconformities:** None  
**Zoning Violation(s):** Case MH2390-2019 (display of vehicles for sale on residentially zoned property)  
**School Capacity/Enrolled:** W.T. Brown Elementary: 680/340; Pine Forest Middle: 820/807; Pine Forest High: 1750/1586  
**Special Flood Hazard Area (SFHA):** None  
**Watershed:** Yes  
**Water/Sewer Availability:** PWC/Septic  
**Soil Limitations:** None  
**Subdivision/Site Plan:** If approved, site plan review required  
**Average Daily Traffic County (2016):** 18,000 on SR 1613 (Honeycutt Rd)  
**Highway Plan:** Honeycutt Road is identified as an existing thoroughfare in the 2040 Metropolitan Transportation Plan with no constructions/improvements planned; no impact on the Transportation Plan.

**Notes:**

- Density**  
R6A- 1 lots/2 units
- Minimum Yard Setbacks:**

|             | R6A | C(P) |
|-------------|-----|------|
| Front yard: | 25' | 50'  |
| Side yard:  | 10' | 30'  |
| Rear yard:  | 15' | 30'  |



**SURROUNDING LAND USE:** Residential (including multi-family housing, manufactured homes & manufactured home park), dry cleaning, motor vehicle sales

**COMPREHENSIVE PLANS:**  
**2030 Growth Vision Plan:** Urban  
**North Fayetteville Land Use Plan (2003):** Medium Density Residential

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

In Case P19-16, the Planning and Inspections Staff recommends approval of the rezoning from R6A Residential to C(P) Planned Commercial and find:

- The approval is an amendment to the adopted current North Fayetteville Land Use Plan (2003) map; and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request;
- The following change in conditions was considered in amending the zoning ordinance (zoning map) to meet the development needs of the community: the subject property meets most of the location criteria for "heavy commercial" as defined in the Land Use Policies Plan (2009), and will be recombined with the western adjacent property to provide sufficient area for pedestrian and vehicular movement, buffering and landscaping for a commercial development;
- And, this rezoning approval is reasonable and in the public interest because the district requested is in harmony with the adjacent existing land uses and zoning and approval of this request will allow the development of a currently vacant property.

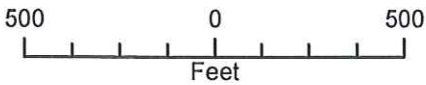
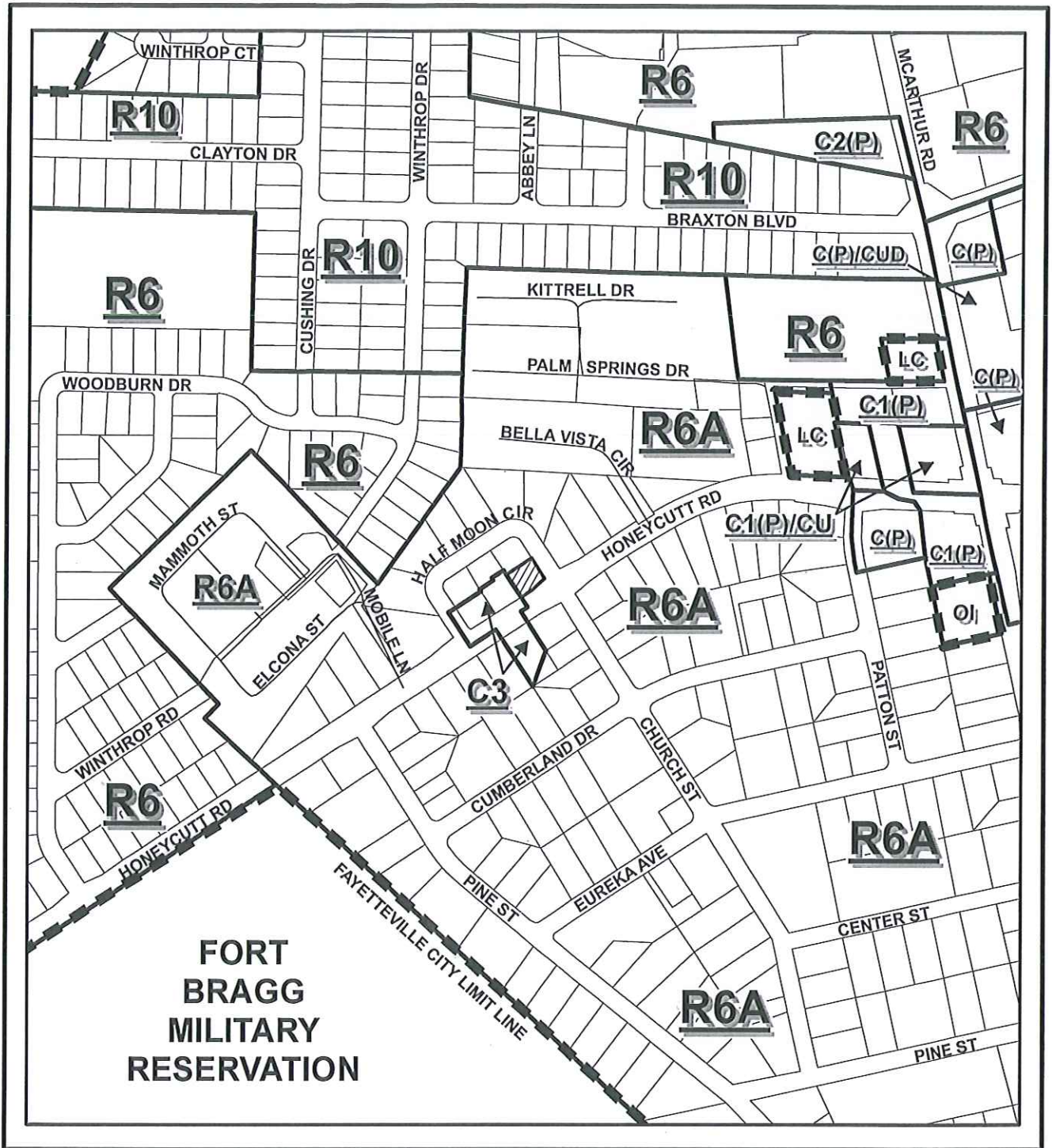
**OTHER SUITABLE DISTRICTS:** None

**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.





PIN: 0520-49-7568

## REQUESTED REZONING R6A TO C(P)

|                              |                           |        |
|------------------------------|---------------------------|--------|
| <b>ACREAGE: 0.20 AC. +/-</b> | <b>HEARING NO: P19-16</b> |        |
| ORDINANCE: COUNTY            | HEARING DATE              | ACTION |
| STAFF RECOMMENDATION         |                           |        |
| PLANNING BOARD               |                           |        |
| GOVERNING BOARD              |                           |        |



CASE NUMBER: P19-17

PLANNING BOARD HEARING DATE:  
04/16/2019

REQUEST  
RR to C(P)

ACREAGE: 3.33+/-

PROPERTY OWNER/APPLICANT  
GERALD & BETTY HUNNICUTT ON BEHALF OF  
HUNNICUTT CORPORATION (OWNER) & MARK  
CANDLER ON BEHALF OF ALHOBISHI  
CONVENIENCE STORES & RENTALS (AGENT)

PROPERTY ADDRESS/LOCATION  
6585 Rockfish Road

Jurisdiction: County

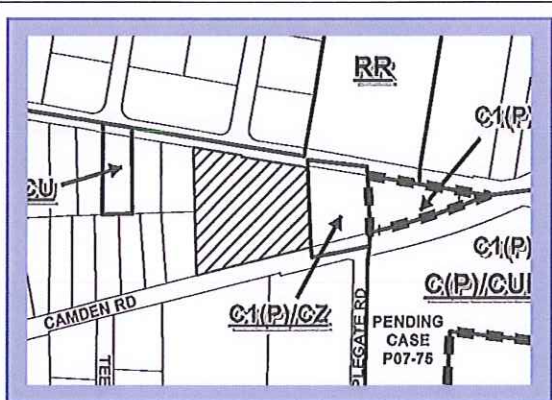
**PROPERTY INFORMATION**

**Frontage & Location:** 412'+/- on SR 1112 (Rockfish Rd); 415'+/- on SR 1003 (Camden Rd)  
**Depth:** 375'+/-  
**Adjacent Property:** None  
**Current Use:** Vacant  
**Initial Zoning:** RR – February 6, 1976 (Area 5)  
**Municipal Influence Area:** Hope Mills  
**Nonconformities:** None  
**Zoning Violation(s):** None  
**School Capacity/Enrolled:** Stoney Point Elementary: 840/943; John Griffin Middle: 1274/1088; Jack Britt High: 1950/1952  
**Special Flood Hazard Area (SFHA):** None  
**Water/Sewer Availability:** PWC/Septic  
**Soil Limitations:** None  
**Subdivision/Site Plan:** If approved, site plan review required  
**Average Daily Traffic County (2016):** 9,600 on SR 1003 (Camden Road); 13,000 on SR 1112 (Rockfish Road)  
**Highway Plan:** Camden Road is identified as a thoroughfare needing improvement in the 2040 Metropolitan Transportation Plan. This portion of Camden Road is shown in the 2040 Metropolitan Transportation Plan as Project U-3422, a widening project from the Fayetteville Outer Loop (U-2519) to NC 59 (Hope Mills Road). Right-of-way acquisition will begin in 2021. Rockfish Road is identified as a thoroughfare needing improvement in the 2040 Metropolitan Transportation Plan with no constructions/improvements planned.

**Notes:**

- Density**  
RR- 7 lots/units
- Minimum Yard Setbacks:**

|             | RR  | C(P) |
|-------------|-----|------|
| Front yard: | 30' | 50'  |
| Side yard:  | 15' | 30'  |
| Rear yard:  | 35' | 30'  |



**SURROUNDING LAND USE:** Residential (including manufactured homes), religious worship facilities, private school, vacant commercial, mini-warehousing, retailing & servicing, restaurant

**COMPREHENSIVE PLANS:**  
**2030 Growth Vision Plan:** Urban  
**Southwest Cumberland Land Use Plan (2013):** Heavy Commercial

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

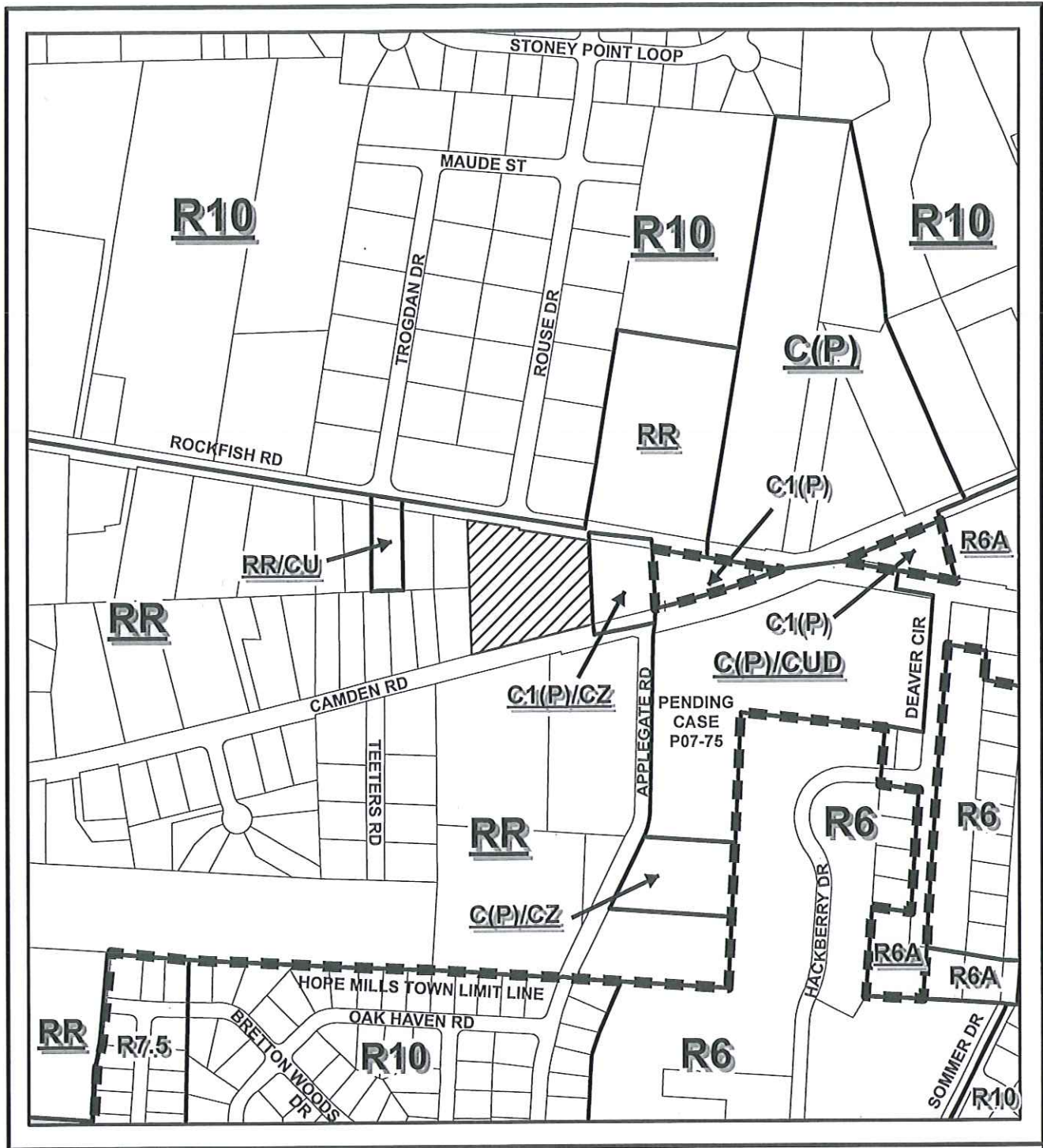
In Case P19-17, the Planning and Inspections Staff recommends approval of the rezoning from RR Rural Residential to C(P) Planned Commercial and find this recommendation to be consistent with the Southwest Cumberland Land Use Plan (2013) which calls for "heavy commercial" at this location, C(P) Planned Commercial is classified as a "heavy commercial" zoning district and further find approval of the request is reasonable and in the public interest because the district requested is in harmony with surrounding zoning and existing land uses.

OTHER SUITABLE DISTRICTS: None

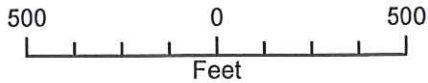
ATTACHMENTS: SKETCH MAP

**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 RR TO C(P)



PIN: 0404-36-2611

|                              |                           |        |
|------------------------------|---------------------------|--------|
| <b>ACREAGE: 3.33 AC. +/-</b> | <b>HEARING NO: P19-17</b> |        |
| ORDINANCE: COUNTY            | HEARING DATE              | ACTION |
| STAFF RECOMMENDATION         |                           |        |
| PLANNING BOARD               |                           |        |
| GOVERNING BOARD              |                           |        |

3/21/19  
MB



CASE NUMBER: P19-18

PLANNING BOARD HEARING DATE:  
04/16/2019

REQUEST  
A1 to C(P)

ACREAGE: 4.60+/-

PROPERTY OWNER/APPLICANT  
CAROL LESLIE HUDSON, JILLIAN LESLIE POPE &  
NEILL FRANKLIN LESLIE JR. ON BEHALF OF NEILL  
F. LESLIE HEIRS (OWNER) AND JOHN & LINDA  
SANDERSON (AGENT)

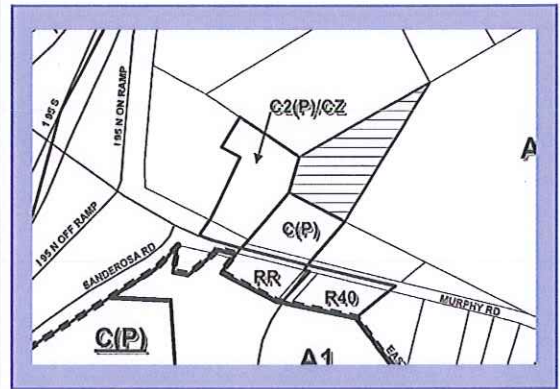
PROPERTY ADDRESS/LOCATION

North side of SR 1832 (Murphy Rd), East of  
SR 1833 (Sanderosa Rd)

Jurisdiction: **Eastover**

PROPERTY INFORMATION

Frontage & Location: N/A  
Depth: 859'+/-  
Adjacent Property: Yes  
Current Use: Vacant  
Initial Zoning: A1 – April 26, 1979 (Area 8)  
Town of Eastover: Comments requested; none received  
Nonconformities: None  
Zoning Violation(s): None  
School Capacity/Enrolled: Eastover Central Elementary: 460/383; Mac Williams Middle: 1270/1153; Cape Fear High: 1425/1436  
Special Flood Hazard Area (SFHA): None  
Water/Sewer Availability: ESD/Septic  
Soil Limitations: None  
Subdivision/Site Plan: If approved, site plan review and recombination required  
Average Daily Traffic County (2016): 3,900 on SR 1832 (Murphy Road)  
Highway Plan: Murphy Road is identified as an existing thoroughfare in the 2040 Metropolitan Transportation Plan with no constructions/improvements planned; no impact on the Transportation Plan.



SURROUNDING LAND USE: Residential, woodlands, trade contractor activities, retailing & servicing

COMPREHENSIVE PLANS:  
**2030 Growth Vision Plan:** Community Growth Areas  
**Eastover Land Use Plan (2018):** Rural Density Residential

Notes:

- Density**  
A1- 2 lots/units
- Minimum Yard Setbacks:**

|             | A1  | C(P) |
|-------------|-----|------|
| Front yard: | 50' | 50'  |
| Side yard:  | 20' | 30'  |
| Rear yard:  | 50' | 30'  |

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

In Case P19-18, the Planning and Inspections Staff recommends approval of the rezoning from A1 Agricultural to C(P) Planned Commercial and find:

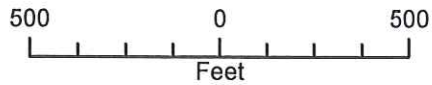
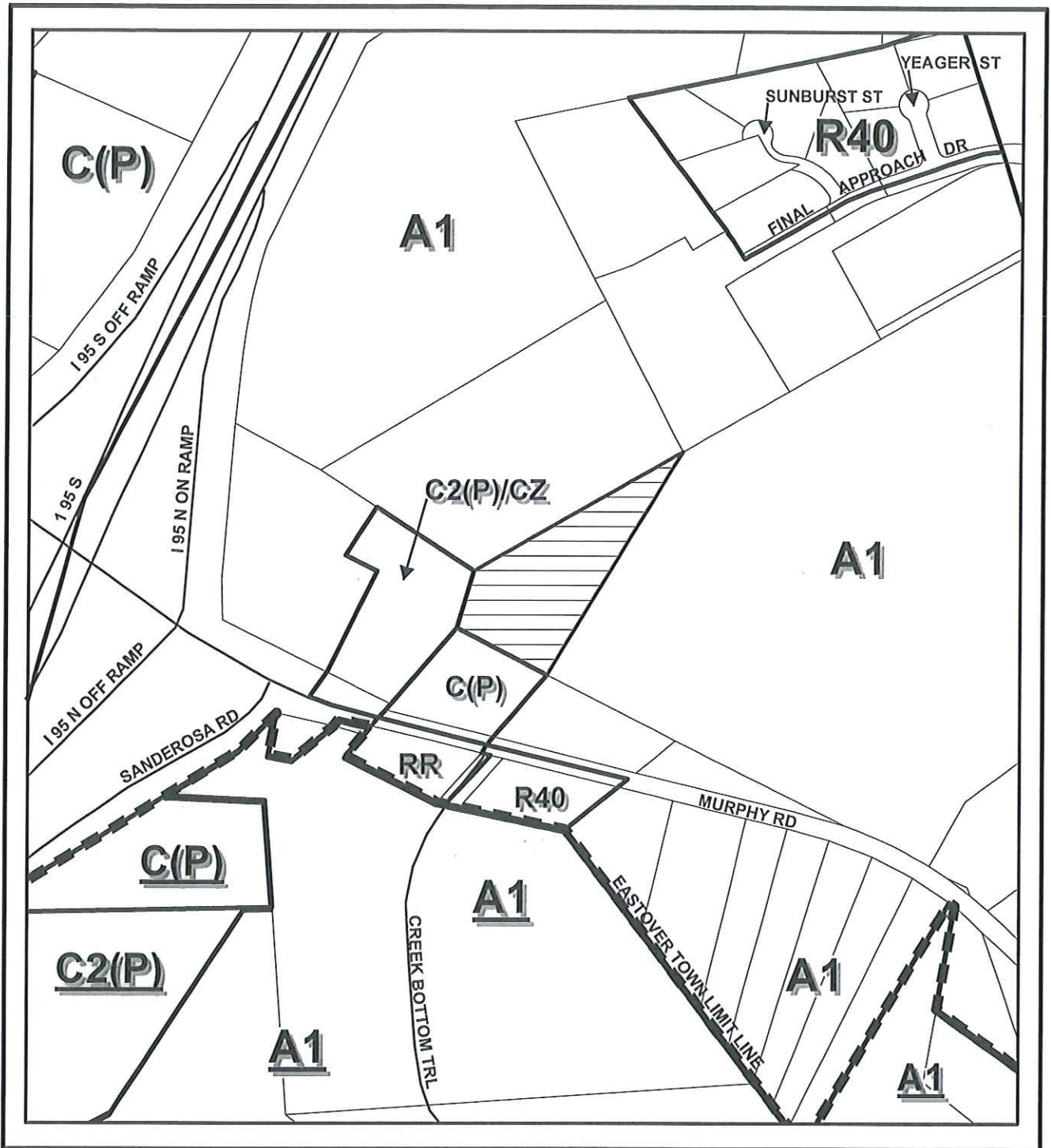
- The approval is an amendment to the adopted current Eastover Land Use Plan (2018) map; and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request;
- The following change in conditions was considered in amending the zoning ordinance (zoning map) to meet the development needs of the community: the subject property is only a small portion of a large parent tract that was designated as "rural density residential" due to its size and is located at an intersection primarily designated as "mixed use" which allows a mixture of commercial uses;
- And, this rezoning approval is reasonable and in the public interest because the district requested is in harmony with the adjacent existing land uses and surrounding zoning.

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.



PORT. OF PIN: 0468-64-5879

## REQUESTED REZONING A1 TO C(P)

|                              |                           |        |
|------------------------------|---------------------------|--------|
| <b>ACREAGE: 4.60 AC. +/-</b> | <b>HEARING NO: P19-18</b> |        |
| ORDINANCE: EASTOVER          | HEARING DATE              | ACTION |
| STAFF RECOMMENDATION         |                           |        |
| PLANNING BOARD               |                           |        |
| GOVERNING BOARD              |                           |        |



REQUEST  
**A1 to C(P)**

ACREAGE: **1.25+/-**

PROPERTY OWNER/APPLICANT  
MAMTA PATEL ON BEHALF OF EARTH PETROLEUM  
V, INC. (OWNER) & DENVER MCCULLOUGH (AGENT)

PROPERTY ADDRESS/LOCATION

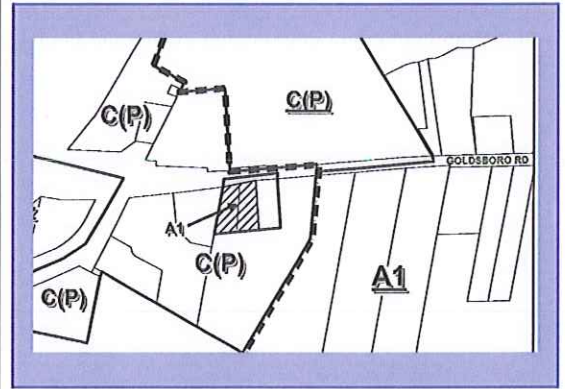
**South side of NC Hwy 13 (Goldsboro Rd),  
east of SR 1863 (Pembroke Ln)**

Jurisdiction:

**Eastover**

**PROPERTY INFORMATION**

**Frontage & Location:** 187'+/- on NC Hwy 13 (Goldsboro Rd)  
**Depth:** 267'+/-  
**Adjacent Property:** Yes  
**Current Use:** Western property is vacant. Eastern property is residential.  
**Initial Zoning:** A1 – January 27, 1980 (Area 19A)  
**Town of Eastover:** Comments requested; none received  
**Nonconformities:** Both lots do not meet minimum lot size for the A1 district  
**Zoning Violation(s):** None  
**School Capacity/Enrolled:** Eastover Central Elementary: 460/383; Mac Williams Middle: 1270/1153; Cape Fear High: 1425/1436  
**Special Flood Hazard Area (SFHA):** None  
**Water/Sewer Availability:** ESD/Septic  
**Soil Limitations:** Yes; Hydric: Gr (Grantham loam)  
**Subdivision/Site Plan:** If approved, site plan review and possible recombination required  
**Average Daily Traffic County (2014):** 8,000 on NC Hwy 13  
**Highway Plan:** Goldsboro Road is identified as a thoroughfare needing improvement in the 2040 Metropolitan Transportation Plan with no constructions/improvements planned; no impact on the Transportation Improvement Plan. Planning and development are underway on a proposed project to widen about 25 miles of I-95 to eight lanes between I-95 Business/U.S. 301 (Exit 56) in Cumberland County to I-40 (Exit 81) in Johnston County. The interchange near Goldsboro Road will be redesigned.



**SURROUNDING LAND USE:** Residential (including manufactured homes), hotel, restaurant, convenience store and truck terminal activities

**COMPREHENSIVE PLANS:**  
**2030 Growth Vision Plan:** Community Growth Areas  
**Eastover Land Use Plan (2018):** Commercial

**Notes:**

1. **Density**  
A1- 1 lot/unit (existing lot)
2. **Minimum Yard Setbacks:**

|             | <u>A1</u> | <u>C(P)</u> |
|-------------|-----------|-------------|
| Front yard: | 50'       | 50'         |
| Side yard:  | 20'       | 30'         |
| Rear yard:  | 50'       | 30'         |

STAFF RECOMMENDATION

**APPROVAL**

APPROVAL WITH CONDITIONS

DENIAL

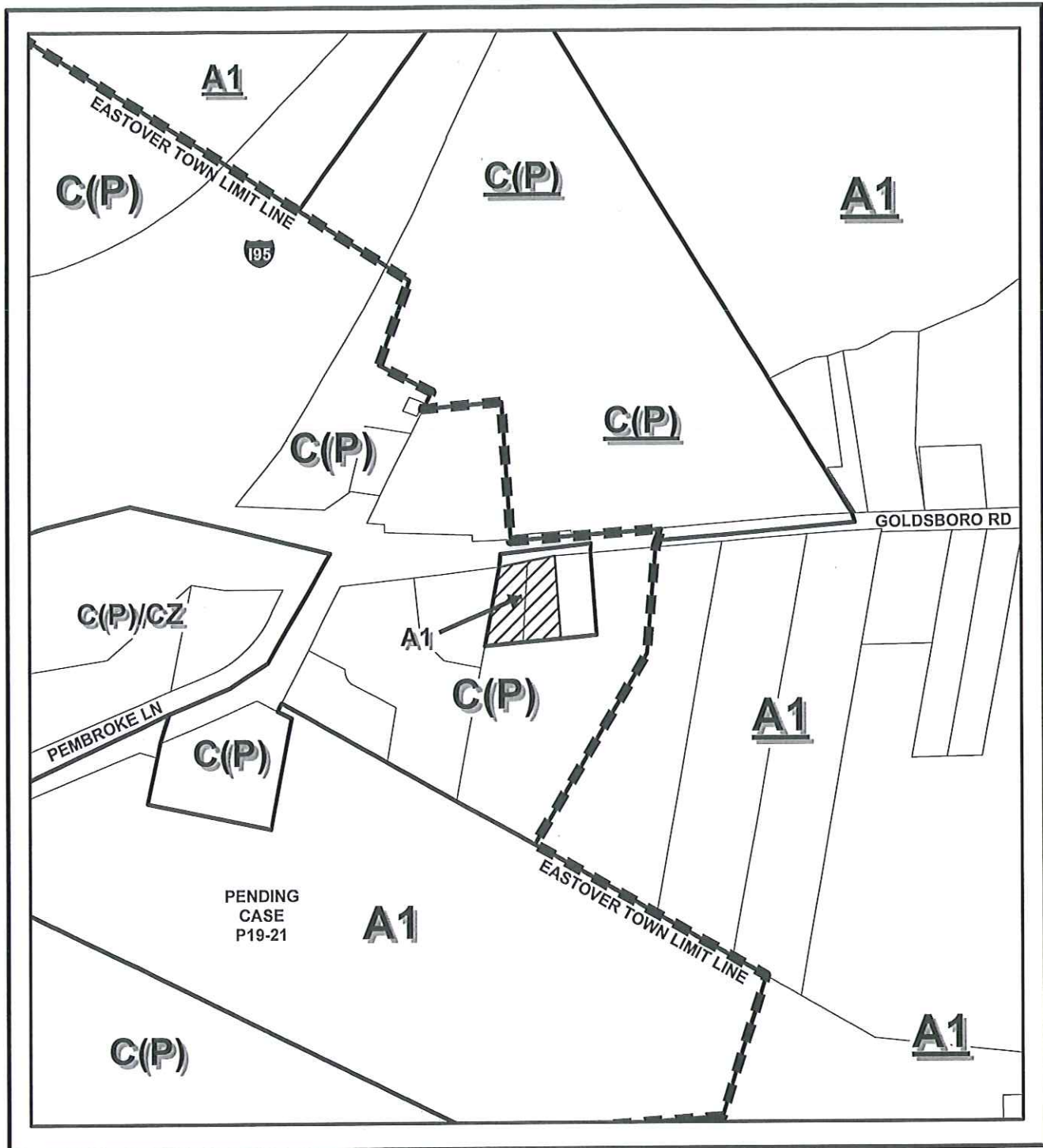
In Case P19-20, the Planning and Inspections Staff recommends approval of the rezoning from A1 Agricultural to C(P) Planned Commercial and find this recommendation to be consistent with the Eastover Land Use Plan (2018) which calls for "commercial" at this location, C(P) Planned Commercial is designated as a "commercial" district in the text of the plan and further find approval of the request is reasonable and in the public interest because the district requested is in harmony with surrounding zoning and existing land uses.

**OTHER SUITABLE DISTRICTS:** None

**ATTACHMENTS:** SKETCH MAP

**First Class and Record Owners' Mailed Notice Certification**

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## REQUESTED REZONING A1 TO C(P)

**ACREAGE: 1.25 AC. +/-**

**HEARING NO: P19-20**

**ORDINANCE: EASTOVER**

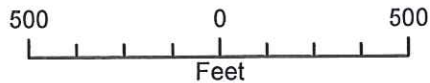
**HEARING DATE**

**ACTION**

**STAFF RECOMMENDATION**

**PLANNING BOARD**

**GOVERNING BOARD**



PIN: 0479-59-3522,  
0479-59-2511

MB



CASE NUMBER: P19-21

PLANNING BOARD HEARING DATE:  
04/16/2019

REQUEST  
A1 to C(P)

ACREAGE: 45.41+/-

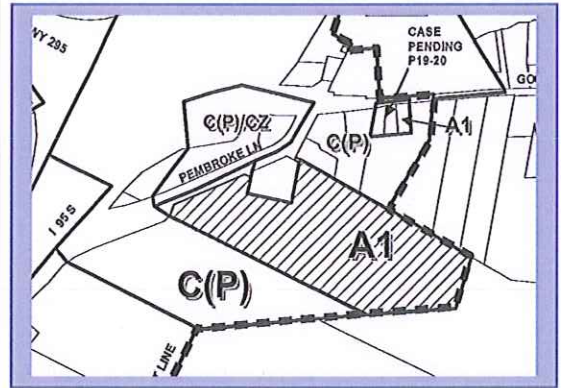
PROPERTY OWNER/APPLICANT  
MAMTA PATEL ON BEHALF OF EARTH PETROLEUM  
CORPORATION OF NORTH CAROLINA III, INC  
(OWNER) & DENVER MCCULLOUGH (AGENT)

PROPERTY ADDRESS/LOCATION  
3974 Pembroke Lane

Jurisdiction: **Eastover**

**PROPERTY INFORMATION**

**Frontage & Location:** 703'+/- on SR 1863 (Pembroke Ln); 113'+/- on SR 1861 (Poverty Flats Rd)  
**Depth:** 2350'+/-  
**Adjacent Property:** Yes  
**Current Use:** Residential  
**Initial Zoning:** A1 – January 27, 1980 (Area 19A)  
**Town of Eastover:** Comments requested; none received  
**Nonconformities:** None  
**Zoning Violation(s):** None  
**School Capacity/Enrolled:** Eastover Central Elementary: 460/383; Mac Williams Middle: 1270/1153; Cape Fear High: 1425/1436  
**Special Flood Hazard Area (SFHA):** None  
**Water/Sewer Availability:** ESD/ESD (Sewer force main at capacity and would require upgrade for connection)  
**Soil Limitations:** Yes; Hydric: JT (Johnston loam), Ra (Rains sandy loam), Gr (Grantham loam); Hydric Inclusion: Na (Nahunta loam)  
**Subdivision/Site Plan:** If approved, site plan and/or subdivision review required  
**Average Daily Traffic County (2016):** 1,400 on SR 1863 (Pembroke Ln)  
**Highway Plan:** Pembroke Lane is identified as a local road in the 2040 Metropolitan Transportation Plan with no constructions/improvements planned; no impact on the Transportation Improvement Plan. Planning and development are underway on a proposed project to widen about 25 miles of I-95 to eight lanes between I-95 Business/U.S. 301 (Exit 56) in Cumberland County to I-40 (Exit 81) in Johnston County. The interchange near Pembroke Lane will be redesigned.



**SURROUNDING LAND USE:** Residential (including manufactured homes), motel, restaurant, convenience store w/ truck terminal activities

**COMPREHENSIVE PLANS:**  
**2030 Growth Vision Plan:** Community Growth Areas  
**Eastover Land Use Plan (2018):** Commercial

**Notes:**

- Density (minus 15% right-of-way)**  
A1- 19 lots/units
- Minimum Yard Setbacks:**

|             | A1  | C(P) |
|-------------|-----|------|
| Front yard: | 50' | 50'  |
| Side yard:  | 20' | 30'  |
| Rear yard:  | 50' | 30'  |

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

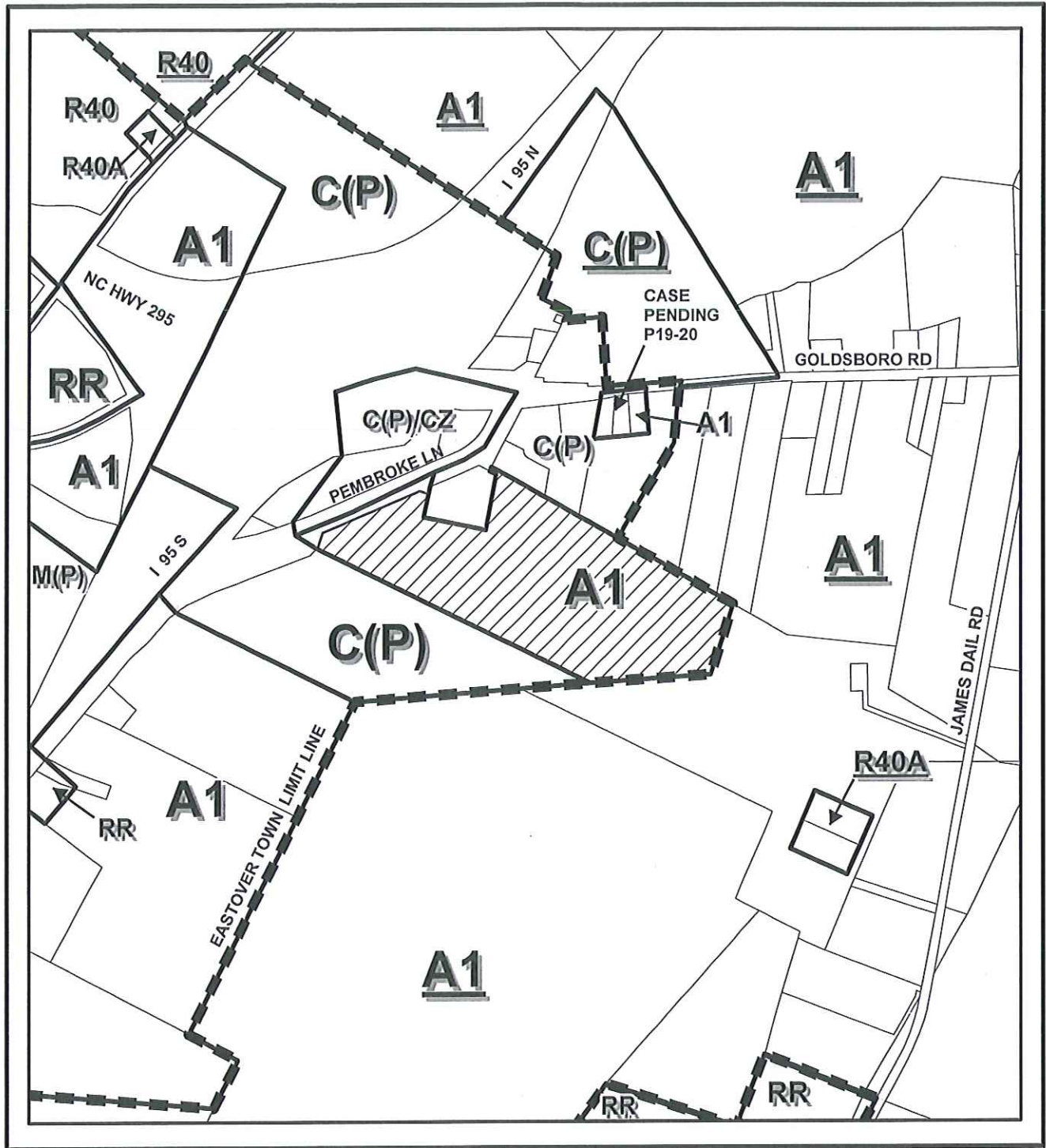
In Case P19-21, the Planning and Inspections Staff recommends approval of the rezoning from A1 Agricultural to C(P) Planned Commercial and find this recommendation to be consistent with the Eastover Land Use Plan (2018) which calls for "commercial" at this location, C(P) Planned commercial is designated as a "commercial" district in the text of the plan and further find approval of the request is reasonable and in the public interest because the district requested is in harmony with surrounding zoning and existing land uses.

**OTHER SUITABLE DISTRICTS:** None

**ATTACHMENTS:** SKETCH MAP

**First Class and Record Owners' Mailed Notice Certification**

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## REQUESTED REZONING A1 TO C(P)

|                               |              |                           |  |
|-------------------------------|--------------|---------------------------|--|
| <b>ACREAGE: 45.41 AC. +/-</b> |              | <b>HEARING NO: P19-21</b> |  |
| ORDINANCE: EASTOVER           | HEARING DATE | ACTION                    |  |
| STAFF RECOMMENDATION          |              |                           |  |
| PLANNING BOARD                |              |                           |  |
| GOVERNING BOARD               |              |                           |  |

PIN: 0479-39-4024

LH



**REQUEST  
A1 to R20**

**ACREAGE: 4.63+/-**

**PROPERTY OWNER/APPLICANT  
PAMELA WILLIAMS (OWNER) & SCOTT BROWN, PE  
ON BEHALF OF 4D SITE SOLUTIONS, INC (AGENT)**

**PROPERTY ADDRESS/LOCATION  
3425 South River School Road**

**Jurisdiction: County**

**PROPERTY INFORMATION**

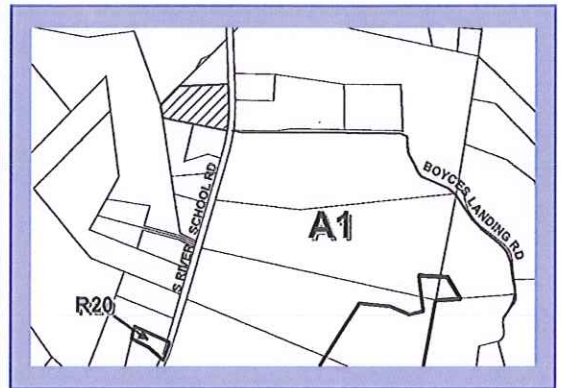
**Frontage & Location:** 831'+/- on SR 1825 (S River School Rd)  
**Depth:** 514'+/-  
**Adjacent Property:** Yes  
**Current Use:** Farmland  
**Initial Zoning:** A1 – August 23, 1994 (Area 19)  
**Nonconformities:** None  
**Zoning Violation(s):** None  
**School Capacity/Enrolled:** District 7 Elementary: 260/252; Mac Williams 1270/1153; Cape Fear High: 1425/1436  
**Special Flood Hazard Area (SFHA):** None  
**Water/Sewer Availability:** ESD/Septic  
**Soil Limitations:** Yes; Hydric: Wo (Woodington loamy sand)  
**Subdivision/Site Plan:** If approved, group development or subdivision review required  
**Average Daily Traffic County (2016):** 360 on SR 1825 (S River School Rd)  
**Highway Plan:** South River School Road is identified as a local road in the 2040 Metropolitan Transportation Plan with no constructions/improvements planned; no impact on the Transportation Improvement Plan.

**Notes:**

1. **Density**  
 A1- 2 lots/units  
 R20- 10 lots/units

2. **Minimum Yard Setbacks:**

|             | <b>A1</b> | <b>R20</b> | <b>R40</b> |
|-------------|-----------|------------|------------|
| Front yard: | 50'       | 30'        | 30'        |
| Side yard:  | 20'       | 15'        | 15'        |
| Rear yard:  | 50'       | 35'        | 35'        |



**SURROUNDING LAND USE:** Residential (including manufactured home), public utility substation, farmland

**COMPREHENSIVE PLANS:  
2030 Growth Vision Plan: Rural Areas**

**STAFF RECOMMENDATION**

APPROVAL

APPROVAL WITH CONDITIONS

**DENIAL**

In Case P19-19, the Planning and Inspections Staff recommends denial of the rezoning from A1 Agricultural to R20 Residential; however, staff does recommend rezoning from A1 Agricultural to R40 Residential and find that this recommendation is consistent with the 2030 Growth Vision Plan (2009) which calls for "rural areas" at this location, R40 Residential allows for the low density and larger lots desired within the "rural area" designation and further find approval of this recommendation of R40 Residential is reasonable and in the public interest because the district is more in harmony with existing lot sizes, land uses and surrounding zoning.

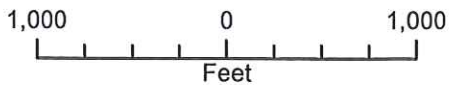
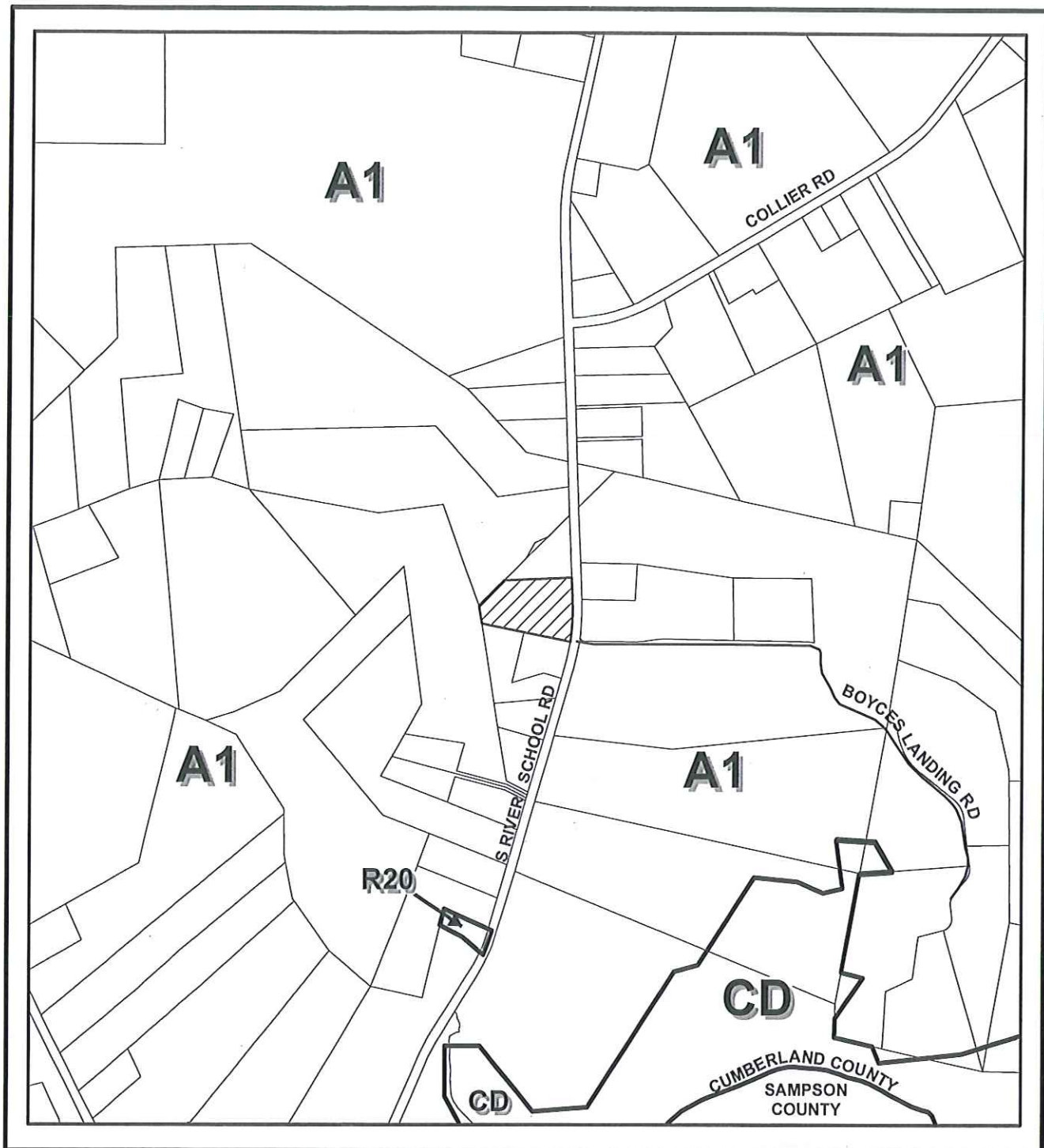
Note: The requested R20 Residential district is also consistent with the 2030 Growth Vision Plan (2009) designation of "rural areas", however the R40 Residential district is more compatible with the lack of public sewer and existing lot sizes in the general area.

**OTHER SUITABLE DISTRICTS:** None

**ATTACHMENTS:** SKETCH MAP

***First Class and Record Owners' Mailed Notice Certification***

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PORT. OF PIN: 0499-72-6275

## REQUESTED REZONING A1 TO R20

|                              |              |                           |  |
|------------------------------|--------------|---------------------------|--|
| <b>ACREAGE: 4.63 AC. +/-</b> |              | <b>HEARING NO: P19-19</b> |  |
| ORDINANCE: COUNTY            | HEARING DATE | ACTION                    |  |
| STAFF RECOMMENDATION         |              |                           |  |
| PLANNING BOARD               |              |                           |  |
| GOVERNING BOARD              |              |                           |  |