

Diane Wheatley,
Chair
Cumberland County

Carl Manning,
Vice-Chair
Cumberland County

Jami McLaughlin,
Town of Spring Lake
Jordan Stewart,
Town of Stedman

Vacant
Wade, Falcon & Godwin

Thomas Lloyd,
Town of Linden



CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

Planning & Inspections Department

Joel Strickland,
Acting Director

Vacant,
Deputy Director

Vikki Andrews,
Lori Epler,
Cumberland County

Stan Crumpler,
Town of Eastover

Patricia Hall,
Town of Hope Mills

TENTATIVE AGENDA

October 15, 2019

7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE – PAT HALL
- 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 SEPTEMBER 17, 2019
- VII. PUBLIC HEARING CONSENT ITEMS

TEXT AMENDMENT

- A. **P19-40.** REVISION AND AMENDMENT TO THE HOPE MILLS SUBDIVISION ORDINANCE AMENDING ARTICLE IV DEVELOPMENT IMPROVEMENT AND DESIGN STANDARDS, SECTION 86A-405. SIDEWALKS AND WALKWAYS., SUBSECTION A. SIDEWALKS AND WALKWAYS REQUIRED; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (HOPE MILLS)

VIII. PUBLIC HEARING CONTESTED ITEMS

REZONING CASE

- B. **P19-39.** REZONING OF 1.12+/- ACRES FROM R6A RESIDENTIAL & R10 RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED SOUTH OF SR 1003 (CAMDEN ROAD), WEST OF SR 1374 (STATE STREET); SUBMITTED BY PHILLIP N. SMITH & DORIS A. ROSS (OWNERS) AND MARK CANDLER ON BEHALF OF CANDLER & ASSOCIATES, INC. (AGENT). (HOPE MILLS & COUNTY)

IX. DISCUSSION

DIRECTOR'S UPDATE

X. ADJOURNMENT

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October 7, 2019

MEMORANDUM

TO: Cumberland County Joint Planning Board

FROM: Planning & Inspections Staff

SUBJECT: Recommendation for the October 15, 2019 Board Meeting

P19-40. REVISION AND AMENDMENT TO THE HOPE MILLS SUBDIVISION ORDINANCE AMENDING ARTICLE IV DEVELOPMENT IMPROVEMENT AND DESIGN STANDARDS, SECTION 86A-405. SIDEWALKS AND WALKWAYS., SUB-SECTION A. SIDEWALKS AND WALKWAYS REQUIRED; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (HOPE MILLS)

RECOMMENDATION:

In Case P19-40, the Planning & Inspections staff recommends approval of the text amendment to the Hope Mills Subdivision Ordinance, which, if approved, would not require sidewalks for new group developments within an existing approved subdivision that did not originally require sidewalks, and find:

- a. The approval is an amendment to the Southwest Cumberland Land Use Plan (2014); and the Board of Commissioners shall not require any additional request or application for amendment to the comprehensive plan for this request.
- b. The following change in conditions was considered in amending the subdivision ordinance to meet the development needs of the community: the requirement of sidewalks in existing residential subdivisions initially approved without sidewalks due to a group development creates a "sidewalk to nowhere" situation.
- c. And, this text amendment approval is reasonable and in the public interest because it will alleviate the burden of installing a sidewalk on one property in an existing subdivision where no other sidewalk installation was required.

Additionally, this amendment was prepared and submitted by the Town of Hope Mills.

This proposed text amendment would not cause any changes to the Southwest Cumberland Land Use Plan map.

Attachment: P19-40 Hope Mills Text Amendment

P19-40
Town of Hope Mills
Subdivision Ordinance
(Sidewalks and Walkways)

P19-40. REVISION AND AMENDMENT TO THE HOPE MILLS SUBDIVISION ORDINANCE AMENDING ARTICLE IV DEVELOPMENT IMPROVEMENT AND DESIGN STANDARDS, SECTION 86A-405. SIDEWALKS AND WALKWAYS, SUB-SECTION A. SIDEWALKS AND WALKWAYS REQUIRED; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (HOPE MILLS)

AMEND the Hope Mills Subdivision Ordinance, Article IV Development Improvement and Design Standards, Section 86A-405. Sidewalks and walkways; as indicated below:

HOPE MILLS SUBDIVISION ORDINANCE
ARTICLE IV
DEVELOPMENT IMPROVEMENT AND DESIGN STANDARDS

Sec. 86A-405. Sidewalks and walkways.

(a) *Sidewalks and walkways required.*

(1) Except as described herein, sidewalks shall be installed along public and private right(s)-of-way within and adjacent to any development located in the town's jurisdiction, and shall be constructed in accordance with the town's sidewalk specifications and construction standards, and good engineering practices. Sidewalks shall be located according to the following:

a. For proposed residential subdivisions or developments, sidewalks shall be installed on both sides of all proposed streets and drives, and along the existing street right-of-way to which the project abuts. For multi-family developments, sidewalks shall be provided along the building side of the off-street parking area in addition to other sidewalk requirements of this ordinance. No new sidewalks will be required for group developments within already approved subdivisions that were initially approved without the requirement of sidewalks.

**REQUEST
R6A & R10 to C(P)**

ACREAGE: 1.12+/-

**PROPERTY OWNER/APPLICANT
PHILLIP N. SMITH & DORIS A. ROSS (OWNERS) AND
MARK CANDLER ON BEHALF OF CANDLER &
ASSOCIATES, INC. (AGENT)**

PROPERTY ADDRESS/LOCATION

**South of SR 1003 (Camden Rd), west of SR
1374 (State St)**

Jurisdiction: County & Hope Mills

PROPERTY INFORMATION

Frontage & Location: 74'+/- on SR 1003 (Camden Road); 408'+/- on SR

1374 (State St)

Depth: 150'+/-

Adjacent Property: No

Current Use: Residential & vacant lot

Initial Zoning: R6A – February 3, 1977 (Area 7)

Municipal Influence Area: County portion is in Hope Mills MIA

Town of Hope Mills: Comments requested; none received

Nonconformities: None

Zoning Violation(s): None

School Capacity/Enrolled: Comments requested; none received

Special Flood Hazard Area (SFHA): None

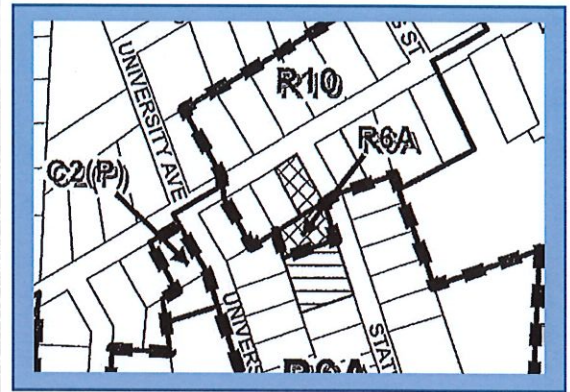
Water/Sewer Availability: PWC/PWC

Soil Limitations: None

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

Average Daily Traffic County (2018): 25,000 on SR 1003 (Camden Road)

Highway Plan: Camden Road is identified as a thoroughfare needing improvement in the 2045 Metropolitan Transportation Plan. This portion of Camden Road is shown in the State Transportation Improvement 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.



SURROUNDING LAND USE: Residential (including manufactured homes), day care facility, mini-warehousing, manufactured home park (2)

COMPREHENSIVE PLANS:

2030 Growth Vision Plan: Urban
Southwest Cumberland Land Use Plan (2013): Medium Density Residential & Heavy Commercial

Notes:

1. Density

R6A- 8 units/lots

R10(R7.5)- 2 units/lots

2. Minimum Yard Setbacks:

	<u>R6A</u>	<u>R10(R7.5)</u>	<u>C(P)</u>
Front yard:	25'	30'	50'
Side yard:	10'	10'	30'
Rear yard:	30'	35'	30'

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

In Case P19-39, the Planning and Inspections Staff recommends approval of the rezoning from R6A Residential & R10 Residential to C(P) Planned Commercial within the town limits of Hope Mills and find this portion of the request is consistent with the adopted Southwest Cumberland Land Use Plan (2013) which calls for "heavy commercial" at this location, the C(P) Planned Commercial district is classified as "heavy commercial"; and further find that approval of this portion of the request is reasonable and in the public interest because the subject properties generally meet the location criteria for heavy commercial as designated within the Land Use Policies plan (2009) and the request is in harmony with the existing commercial zoning along the south side of Camden Road.

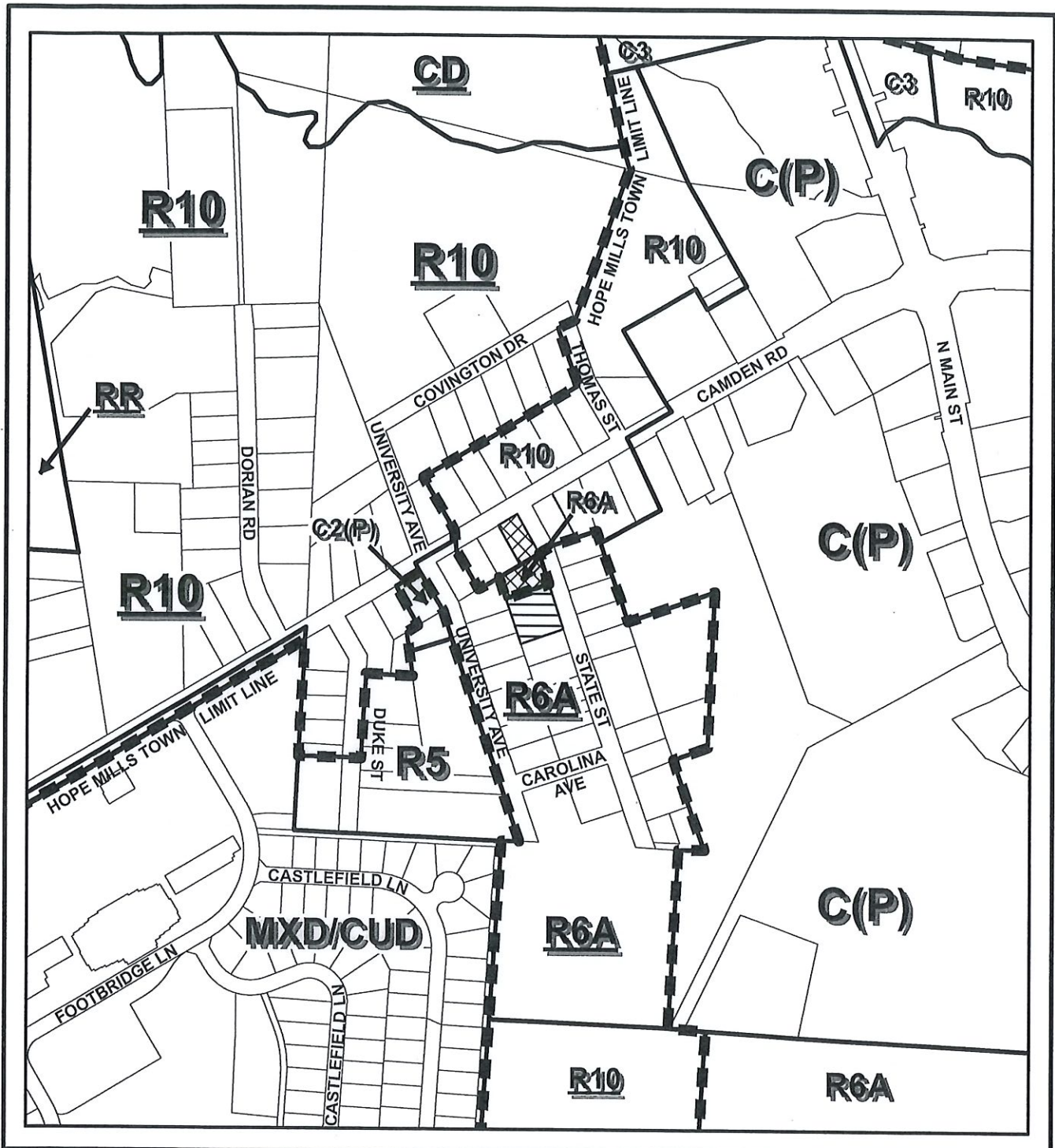
In addition, the Planning and Inspections Staff recommends denial of the rezoning from R6A Residential to C(P) Planned Commercial within the County's jurisdiction and find this portion of the request is not consistent with the adopted Southwest Cumberland Land Use Plan (2013) which calls for "medium density residential" at this location; and further find that denial of this portion of the request is reasonable and in the public interest because it will prevent encroachment of heavy commercial too far into an established residential area.

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

R6A
 TO C(P)
 CO: 0.55 AC

R10/R6A
 TO C(P)
 HM: 0.57 AC

ACREAGE: 1.12 AC. +/-

HEARING NO: P19-39

ORDINANCE: HOPE MILLS / COUNTY

HEARING DATE

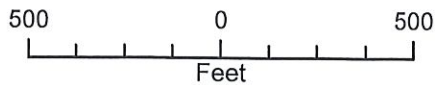
ACTION

STAFF RECOMMENDATION

PLANNING BOARD

GOVERNING BOARD

HM GOVERNING BOARD



PIN: 0404-98-1962,1880, 2628