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Cumberland County

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Town of Spring Lake
Jordan Stewart,
Town of Stedman

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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

September 17, 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 AUGUST 20, 2019
- VII. PUBLIC HEARING CONSENT ITEMS
- VIII. PUBLIC HEARING CONTESTED ITEMS

REZONING CASE

- A. **P19-38.** REZONING OF 1.38+/- ACRES FROM R20 RESIDENTIAL TO R15 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 8589 & 8591 CLINTON ROAD, SUBMITTED BY WENDELL C. SMITH (OWNER). (COUNTY)

- IX. DISCUSSION

DIRECTOR'S UPDATE

- X. ADJOURNMENT

CASE NUMBER: P19-38

PLANNING BOARD HEARING DATE:

09/17/2019

REQUEST
R20 to R15

ACREAGE: 1.38+/-

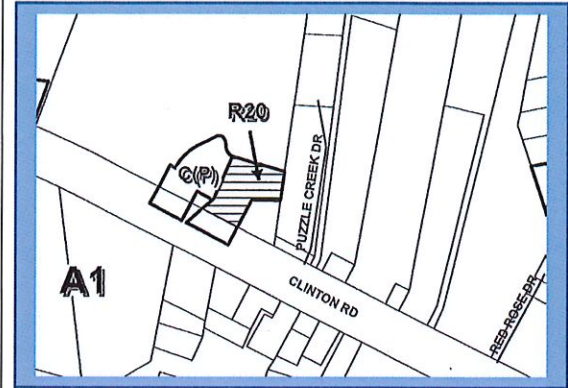
PROPERTY OWNER/APPLICANT
WENDELL C. SMITH (OWNER)

PROPERTY ADDRESS/LOCATION
8589 & 8591 Clinton Road

Jurisdiction: County

PROPERTY INFORMATION

Frontage & Location: 179'+/- on NC 24 (Clinton Road)
Depth: 283'+/-
Adjacent Property: No
Current Use: Residential (duplex)
Initial Zoning: A1 – September 3, 1996 (Area 20); Rezoned to R20 on February 15, 2016 (Case P16-03)
Nonconformities: None
Zoning Violation(s): None
School Capacity/Enrolled: Comments requested; none received
Special Flood Hazard Area (SFHA): None
Water/Sewer Availability: Stedman/Septic
Soil Limitations: None
Subdivision/Site Plan: If approved, revision to previously approved group development (Case 17-014) or subdivision would be required
Average Daily Traffic County (2016): 9,100 on NC 24 (Clinton Road)
Highway Plan: This portion of Clinton Road is identified as an existing freeway in the 2045 Metropolitan Transportation Plan. There are no constructions/improvements planned and the subject property will have no impact on the Transportation Plan.



SURROUNDING LAND USE: Residential (including manufactured homes and multi-family dwellings), vacant commercial structure, motor vehicle repair, farmland

COMPREHENSIVE PLANS:
2030 Growth Vision Plan: Rural Areas

Notes:

- Density**
R20- 3 units/lots
R15- 4 units/lots
- Minimum Yard Setbacks:**

	R20	R15
Front yard:	30'	30'
Side yard:	15'	10'
Rear yard:	35'	35'

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

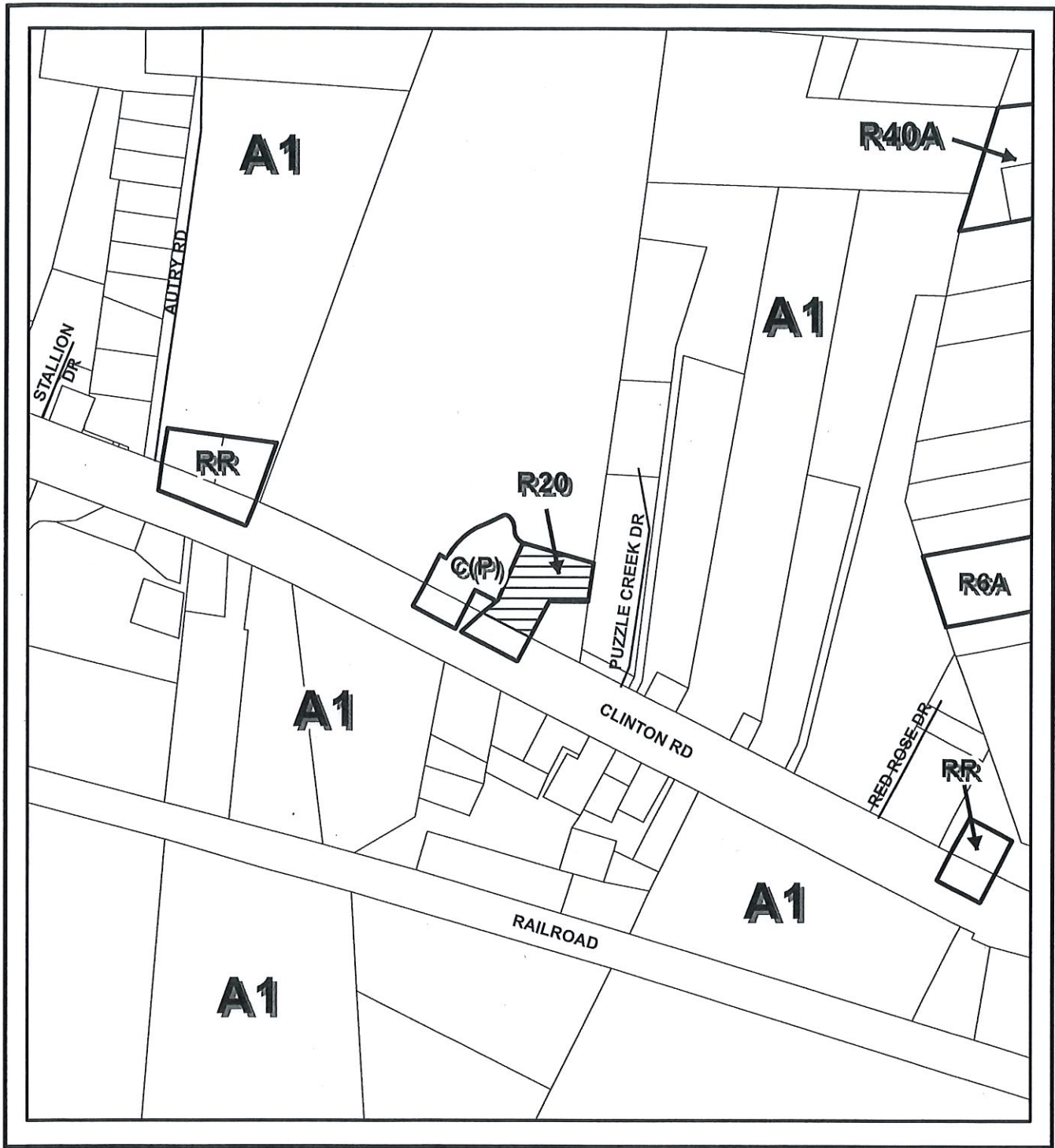
In Case P19-38, the Planning and Inspections Staff recommends denial of the rezoning from R20 Residential to R15 Residential and find the request is not consistent with the adopted 2030 Growth Vision Plan (2009) which calls for "rural areas" at this location, the "rural areas" designation recommends a density no higher than 2 units per acre; and further find that denial of the request is reasonable and in the public interest because the subject property lacks access to public sewer, which is recommended in the Land Use Policies Plan (2009) for "low density residential".

OTHER SUITABLE DISTRICTS: None

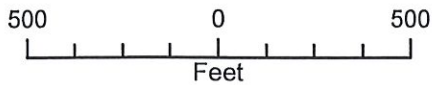
ATTACHMENTS: SKETCH MAP

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 R20 TO R15



PIN: 1405-17-1202

ACREAGE: 1.38 AC. +/-		HEARING NO: P19-38	
ORDINANCE: COUNTY		HEARING DATE	ACTION
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

MB