



## Cumberland County Joint Planning Board

### MINUTES

November 18, 2025

Members Present	Members Absent	Others Present
Mr. James Baker, Vice Chair	Mr. Tom Lloyd, Chair	Mr. Rawls Howard, Director
Ms. Betty Lynd		Mr. David Moon, Deputy Director
Mr. Stan Crumpler		Mr. Christopher Carr, Asst. County Attorney
Mr. Todd Mobley		Mrs. Cherice Hill, Admin Professional
Ms. Jami McLaughlin		Mr. Tim Doersam, Planner II
Mr. Charles Jones		Mr. Matthew Mottinger
Mr. William Walters		
Mr. Ray Jenkins		
Mr. Mark Williams		

#### I. INVOCATION AND PLEDGE OF ALLEGIANCE

In the absence of Mr. Lloyd, Mr. Baker called the meeting to order at 6:00 PM. Mr. Baker delivered the invocation and led those present in the Pledge of Allegiance.

#### II. ADJUSTMENTS TO / APPROVAL OF AGENDA

There were none.

**Mr. Crumpler made a motion, seconded by Mr. Jones, to approve the agenda, as published. Unanimous approval.**

#### III. PUBLIC MEETING WITHDRAWAL/DEFERRALS

Mr. Howard informed the Board that the applicant for Case ZON-25-0045 had submitted a written request to withdraw their case and that it would be removed from the agenda.

#### IV. ABSTENTIONS BY BOARD MEMBERS

There were none.

#### V. APPROVAL OF THE MINUTES OF OCTOBER 21, 2025

**Ms. Lynd made a motion, seconded by Mr. Walters, to approve the minutes of October 21, 2025, as submitted by staff. Unanimous approval.**

## VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE

Mr. Baker read the Chairman's Welcome and the Rules of Procedure.

## VII. PUBLIC MEETING CONSENT ITEMS

### REZONING CASES

- A. **ZON-25-0046:** Rezoning request from R10 Residential District and RR Rural Residential District to R6A Residential District or to a more restrictive zoning district for one parcel totaling 5.11 +/- acres; located at the south end of Morrozoff Dr.; submitted by Jane Yang (Agent) on behalf of 5100 Morrozoff Drive Property, LLC. (Owners/Applicant).

In Case ZON-25-0046, Planning and Inspections staff recommends approval of the rezoning request from R10 Residential District and RR Rural Residential District to R6A Residential District. Staff finds that the request is consistent with the Southwest Cumberland Land Use Plan which calls for "Medium Density Mixed Housing" and "Open Space" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

**In Case ZON-25-0046, Ms. McLaughlin made a motion, seconded by Mr. Crumpler, to recommend approval of the rezoning request from R10 Residential District and RR Rural Residential District to R6A Residential District. The Board finds that the request is consistent with the Southwest Cumberland Land Use Plan which calls for "Medium Density Mixed Housing" and "Open Space" at this location. The Board also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning. Unanimous approval.**

Mr. Howard noted that at the request of the applicant, Case ZON-25-0046 would be heard at the January 20, 2026 Board of County Commissioners meeting.

- B. **ZON-25-0048:** Text Amendment to the County Zoning Ordinance to Allow for Resubmission of Rezoning Applications; submitted by County Planning and Inspections (Applicant).

In Case ZON-25-0048, Planning & Inspections staff recommends approval of the text amendment and finds the request consistent with the 2030 Growth Vision Plan. While specific land use plan policies do not specifically address regulations for application submissions, a current ordinance that promotes efficient review processes achieves goals laid out not only in the 2030 Growth Vision Plan, but all detailed land use plans within the County. Approval of this text amendment is also reasonable and in the public interest as it is an update to clarify standards and review processes for the public.

**In Case ZON-25-0048, Ms. McLaughlin made a motion, seconded by Mr. Crumpler, to recommend approval of the text amendment. The Board finds that the request consistent with the 2030 Growth Vision Plan. While specific land use plan policies do not specifically address regulations for application submissions, a current ordinance that promotes efficient review processes achieves goals laid out not only in the 2030 Growth Vision Plan, but all detailed land use plans within the County. Approval of this text amendment is also**

**reasonable and in the public interest as it is an update to clarify standards and review processes for the public. Unanimous approval.**

## VIII. PUBLIC MEETING CONTESTED ITEMS

### REZONING CASES

- A. **ZON-25-0044:** Rezoning request from R6A Residential District to O&I(P) Planned Office and Institutional District or to a more restrictive zoning district for a parcel comprising 5.00 +/- acres; located 2,500 feet west of the intersection of W Manchester Road and Twins Falls Road; submitted by Daniel Morgan (Agent/Applicant) and C3A Unlimited, LLC (Owner).

In Case ZON-25-0044, Planning and Inspections staff recommends denial of the rezoning request from R6A Residential District to O&I(P) Planned Office and Institutional District. Staff finds that the request is not consistent with the Spring Lake Area Land Use Plan which calls for "Medium Density Residential" at this location. Staff also finds that the request is not reasonable or in the public interest as it is not compatible to or in harmony with the surrounding land use activities and zoning.

Mr. Howard introduced Matt Mottinger, Planner I, who presented the staff's findings regarding the rezoning request.

Mr. Mottinger provided a detailed presentation. He noted the subject property is located within the Spring Lake Area Land Use Plan and that the future land use classification of the property is "Medium Density Residential". The associated zoning districts for Medium Density Residential are R6, R6A, and R5A. He mentioned that the proposed rezoning request is not consistent with the adopted land use plan.

Mr. Moon explained that Fort Bragg had initially expressed concerns about the rezoning case due to the nature of the proposed business and the use of drones and other aerial technology. However, since the report publication, those concerns had been addressed, and an updated letter has been provided by RLUAC supporting the request which was presented to the Board.

Mr. Howard further explained that the original staff recommendation was based largely on concerns raised by RLUAC. Since RLUAC has withdrawn its initial concerns, staff no longer had concerns regarding approval of the rezoning request if deemed appropriate and noted that staff would be comfortable with the Board's decision either way. He clarified that staff's recommendation is a "soft denial," as the request is still not fully compatible with the land use plan. However, if the Board chose to approve the request; staff could support that direction.

Mr. Howard also noted that the plan currently calls for residential use, but staff has previously brought forward cases where a recommendation was made to amend the plan. In such cases, an appropriate motion is required when the matter goes before the Commissioners. Mr. Howard suggested this may be an appropriate time to consider such a change if the board sees it fit to do so. He added that staff's initial position was to support RLUAC if they had concerns about activities around the base, but those concerns have been addressed.

Ms. McLaughlin pointed out that the current Chair of RLUAC is the Mayor of Spring Lake and noted that she didn't have a problem with the request given the new, updated letter.

Mr. Baker asked if anyone had signed up to speak on the case.

Mr. Howard stated there is one speaker in favor of the request, Mr. Daniel Morgan.

Mr. Baker opened public comment.

Mr. Morgan introduced himself and stated that he purchased the property to get closer to the post so that soldiers could receive training and support quickly. He maintains that his business will not conduct any Unmanned Aircraft System (UAS) flight operations, test flights, or demonstrations of Small Unmanned Aircraft Systems (sUAS) at this facility. Additionally, no external antennas will be installed outside of the building, and no over-the-air communication testing will occur. Also, all radio and communication systems used on-site will be fully contained within the facility, and any testing will be performed using cabled and attenuated configurations to prevent any transmission or interference with external systems or controlled airspace.

He believes their presence would also discourage littering that exist there. He continued with a description of the building he would put on site.

Mr. Howard pointed out that there is documented illegal dumping in this area and that historic flooding has destroyed the majority of homes in the area.

With no other speakers, Mr. Baker closed public comments.

**In Case ZON-25-0044, Ms. Lynd made a motion, second by Mr. Mobley, to recommend approval of the rezoning request from R6A Residential District to O&I(P) Planned Office and Institutional District. The Board finds that the request is as an amendment to the Spring Lake Area Land Use Plan. The Board finds that residential uses would not be in harmony with this area due to historic flooding and that the site would be better served as an office resource for the surrounding area. Unanimous approval.**

- B. **DEV-0132-25:** Consideration of Subdivision Waiver(s) from Section 2304.C.4.c.(1) and c.(5), Private Street Specifications, Cumberland County Subdivision Ord, for the reduction in minimum passable travel way of 10 ft instead of 20 ft wide within a 30ft easement, and to allow a maximum of three residential units per lot instead of the required maximum of two units for group development, on a parcel comprising 10.55 +/- acres located at 6539 Alamance Rd; submitted by Melinda K. Reinoehl (Agent) on behalf of Kathleen A. Holesko (Owner).

Tim Doersam, Planner II, provided a detailed presentation about the surroundings and character of the area; bringing attention to key findings of Fact: Section 2304.C.4.c.(1), 'Class "C" Private Street Specifications': "A minimum passable travel way 20 feet wide shall be provided within a 30-foot easement. The subject property is accessed via Thunder Road, classified as a Class "C" Private Street. The applicant has requested a reduction in the required 20-foot passable travel way to 10 feet within the road easement. The road has been upgraded at owner's expense to improve access and safety. The proposed reduction is intended to support the placement of a third home for the applicant.

Alamance Road currently has an improved width of ten feet and crosses numerous lots owned by different entities. To widen the road to twenty feet would require approval from all property owners along Alamance Road. Further, trees and foliage exist on both sides of Alamance Rd. Widening the road will require the removal of these trees. The connection point to Roslin Farm Rd does have sufficient width for vehicles to enter and exit Thunder Rd. The width quickly narrows to approximately ten feet with dense vegetation and trees on each side of the travel way. The tree

line becomes lighter towards the southern end of Alamance Rd. This would make it difficult to widen the road without incurring a steep financial cost or without the permission of the nearby property owners to allow for the widening to occur.

The applicant is requesting a waiver to allow three dwelling units on a single lot within a group development accessed by a Class "C" Private Street. The owner requests the third home to provide housing for a family member with a disability. While the subdivision waiver criteria does not address consideration for persons with disabilities for waiver or variance situations, the North Carolina General Statutes and Section 1605, Variances, of the County Zoning Ordinance, allows such circumstances to be considered on decision involving a person with disability.

Section 2304.C.4.c.(5), Class "C" Private Street Specifications 'Group Developments': "Group developments as approved under the terms of this ordinance shall be limited to a maximum of two units per lot."

"The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability."

To obtain three dwelling units on a single property in the A1 Agricultural Zoning District as a group development, five acres is the minimum amount of acreage required. The subject property contains 10.55 acres which allows for sufficient land area to accommodate three dwelling units in a group development situation. Two acres of land area is needed for each dwelling unit. For group development on a single lot, the density can be rounded up to qualify for the minimum necessary acreage.

Mr. Doersam stated that the Planning Board may waive the requirements of this ordinance where it finds by resolution that: 1. Because of the size of the tract to be subdivided or developed, its topography, the condition or nature of adjoining areas, or the existence of other unusual physical conditions, strict compliance with the provisions of this ordinance would cause a special hardship to the property owner and be inequitable, and; 2. The public purposes of this ordinance and the County Zoning Ordinance would be served to an equal or greater degree, and; 3. The property owner would not be afforded a special privilege denied to others.

Ms. Lynd asked if the Fire Marshal had any concerns about this request.

Mr. Doersam stated that with the improved stabilization the applicant provided, the Fire Marshal's office at this time would not have issue with this request.

Mr. Baker opened the public hearing.

Mr. Howard introduced the first speaker in favor, Ms. Kathleen Holesko, residing at 6539 Alamance Road, who expressed her desire to live at 6526 Alamance Road.

Ms. Holesko explained that she and her family had already paid for septic and water permits but were later informed that board approval was required. She noted that they had invested approximately \$18,000 in gravel for the property to upgrade the road as a result from the previous waiver case she requested.

She acknowledged that she may have misunderstood the situation, as her realtor had told her there were four houses on the property with functioning wells and septic systems. In reality, this was not the case. She was also advised that placing three homes on the property would not be a problem, though two of the original houses had been removed years earlier.

Ms. Holesko shared that she relocated from Georgia after her husband's passing to be closer to her daughter as she has health concerns. She is currently living with her granddaughter, her granddaughter's husband, and her great-grandson. While she described this arrangement as wonderful, she emphasized the importance of having her own home nearby.

She explained that her plan from the beginning was to establish three homes together on the property. She also noted that her daughter's middle child has a medical condition requiring ongoing assistance, and the proposed home would serve as the perfect residence for her daughter in the future.

Mr. Howard introduced the second speaker, Ms. Melinda Reinoehl.

Ms. Reinoehl stated that she is the daughter of Ms. Holesko, who resides at 6539 Alamance Road.

Ms. Reinoehl confirmed that her mother moved from Georgia to be closer to family and to assist while she herself cares for a daughter with a chronic illness. She presented a letter from the only neighbors, who expressed support for having a human presence on that part of the property to help deter wildlife issues common in rural areas.

She explained that one of the existing homes on the property is a brick home, another is a modular, and the proposed third home would also be a modular. She emphasized that the modular option would be a quicker process and is the type of home her mother has been seeking.

Ms. Reinoehl currently lives in the brick home with her two school-age children. Her adult child and family live at 6559 Alamance Road on the same side, while the proposed modular would be across the road, making it the only home on that side. She noted that this is a private road shared only by their family and one other neighbor. She also mentioned another abandoned home on a separate lot, which is condemned, possibly due to asbestos, and may still be in probate.

Mr. Howard introduced the third speaker, Mr. Brett Milligan, sales representative for Oakwood Homes.

Mr. Milligan stated that he was present to support Ms. Holesko, describing her as a good person who has added value to the area by personally funding gravel road upgrades. He emphasized that placing a home on the vacant lot is logical and appropriate.

Mr. Howard then introduced the final speaker in favor of the waiver, Mr. Chris Milligan.

Mr. Milligan stated he is the manager of Oakwood Homes and agreed that the property is a suitable location for the home. He noted that Oakwood Homes had consulted with the Fire Marshal, who confirmed that with the recent upgrades, there were no issues with placing a home on the site.

With no further speakers, Mr. Baker closed the public hearing.

Mr. Lyndel asked if there would be issues in the future when the abandon lot wants to rebuild.

Mr. Howard stated that could be a consideration. It depends on the circumstances that would be presented, but they would have to go through the same process.



Ms. Reinoehl confirmed that they are the only ones that paid for the road upgrade, but the neighbors that are supporting them have assisted in keeping the road clear and potholes filled.

**Ms. Lynd made a motion to approve the waiver, seconded by Mr. Williams, to reduce the required travel way width from twenty feet (20') to ten feet (10') within the road easement encompassing staff's findings in the report and due to the Fire Marshal not having issue with the access for emergency vehicles. Unanimous approval.**

**Mr. Crumpler made motion, second by Mr. Jones, to approve the increase to the group development limit from two units per lot to three units to comply with ADA requirements and providing accommodation for a disabled person and that it would not add a larger burden to the applicant that would not be on someone else on the street. Unanimous approval.**

## IX. ITEMS OF BUSINESS

### A. APPROVAL OF 2026 JOINT PLANNING BOARD APPLICATION SCHEDULE

Mr. Howard presented the 2026 Joint Planning Board Application Schedule and mentioned that it follows the same standard format as previous schedules approved by the Board in the past.

**Mr. Crumpler made a motion, second by Mr. Jones, to approve the schedule as submitted by staff. Unanimous approval.**

## XI. DISCUSSION

### A. UNC SCHOOL OF GOVERNMENT TRAINING MODULES

Mr. Howard inquired if the Board members had time to review the online training modules. The Board members mentioned that the training platform was very helpful. However, some members asked for the link to the training be provided again.

Mr. Howard stated that he would send the link back out to members.

## XII. ADJOURNMENT

There being no further business, the meeting adjourned at 7:10pm