

**CUMBERLAND COUNTY BOARD OF COMMISSIONERS  
AND  
JOINT PLANNING BOARD  
SPECIAL MEETING  
SEPTEMBER 20, 2004, 5:30PM**

**Planning Board  
Members Present**

Mr. Clifton McNeill, Chair  
Mr. David Averette  
Dr. Marion Gillis-Olson  
Mr. Donovan McLaurin  
Mr. Joe W. Mullinax  
Mr. Roy Turner

**Others Present**

Mr. James Martin, County Manager  
Ms. Juanita Pilgrim, Deputy County Manager  
Ms. Amy Cannon, Assistant County Manager  
Mr. Cliff Spiller, Assistant County Manager  
Mr. Grainger Barrett, County Attorney  
Ms. Sara Vanderclute, Public Info Officer  
Ms. Marsha Fogle, County Clerk  
Ms. Ann Hymes, Assistant County Clerk

**Board of Commissioner  
Members Present**

Dr. Jeannette Council, Chair  
Mr. Talmage Baggett  
Mr. Breeden Blackwell  
Mr. Kenneth Edge  
Mr. Billy R. King  
Mr. Ed Melvin

**Planning Staff**

Ms. Nancy Roy, Director  
Mr. Tom Lloyd, Dep Director  
Mr. Will Denning  
Ms. Donna McFayden  
Mr. Matt Rooney  
Ms. Patti Speicher  
Ms. Barbara Swilley

**I. Call to Order – Dr. Jeannette Council**

Chair Council called the meeting to order for the Board of Commissioners.

**II. Call to Order – Mr. Clifton McNeill**

Chair McNeill called the meeting to order for the Joint Planning Board.

**III. Invocation and Pledge of Allegiance – Clifton McNeill**

Chair McNeill delivered the invocation and led those present in the Pledge of Allegiance.

**IV. Update on 2030 Comprehensive Plan Progress – Clifton McNeill**

Chair McNeill reported on the last joint meeting with the City and County Planning Boards. He said that an executive committee was formed consisting of the Chairs and Vice-Chairs from the City, County and Hope Mills Planning Boards. He said that the 2010 Land Use Plan would be used as a basis for the 2030 Plan. Chair McNeill added that it had not yet been determined whether a consultant would be needed to assist with data collection.

Chair McNeill also said that the Mr. Averette has moderated the Land Use Codes Committee, which has had numerous meetings to review several proposals for the County Zoning Ordinance. He said that the process has been slowed due to the Committee seeking input from the development community and anyone concerned about the Ordinance.

**V. Background Information and Major Changes to the Cumberland County Zoning Ordinance – Nancy Roy, Tom Lloyd**

Ms. Roy presented slides indicating planning and growth in the County began by showing population growth in the region between 1990—July, 2003:

- Cumberland County – 12.3 percent (33,907)
- Hoke County – 63.7 percent (14,582)
- Harnett County – 45.8 percent (31,075)
- Moore County – 34.5 percent (20,368)

Ms. Roy said that Cumberland County is likely to remain the urban center of the region due to shopping, industry and the presence of the military.

Past trends were reviewed including steady building activity, building occurring outside of the City limits and farmers requesting farmland rezoning for residential development to increase the tax base. Seventy rezoning cases of 96 submitted were approved outside of the urban area from January of 2000 through August of 2004.

In a chart Ms. Roy explained that the cost for services to residential customers is \$1.15 per tax dollar received, whereas in commercial and industrial areas, it is \$.27, and farmland \$.36. Residential units added to the County and City from April of 1990 through July of 2003 were 39,969 with a population increase of 33,907.

Traditional development in the existing Zoning and Subdivision Ordinances was explained, and then Ms. Roy offered alternative options for development, i.e. low-impact development that uses land planning and design practices and technologies to conserve and protect the natural resource systems and reduce infrastructure costs. Slides of this type development within the County were shown.

Ms. Roy outlined the major changes to the proposed Zoning Ordinance:

- Rearranged, modernized, more user friendly and a matrix of uses
- Changes in districts—eliminated R30, R30A, PND, HS(P), C3 and M2 (will become dormant districts);
- The R87 District was added for two-acre residential lots;
- All professional, commercial and industrial districts require site plan review;
- Two new concepts were added—Density Development option and Mixed Use Conditional Use District;
- Overlays are currently used to address conditional use overlay permits with the district requested not necessarily being permitted or conditional in the underlying district. In the proposal, the use will coincide with the district;
- Home occupations can exist in an accessory structure and an additional vehicle allowed;
- Sexually oriented businesses further restricted;
- Day care facilities no longer must be 2,500 feet from other facilities when located on principal or minor arterials, and play areas restricted to side and rear yards.

Mr. Lloyd then explained two of the new district proposals:

The Density Development option may be used in the A1, R40 Districts as well as the R20 District when public water and sewer are available. The district allows double the density on 60 percent of the tract depending on the type of utilities present. The 40 percent open space is maintained by a homeowners' association, conservancy organization or can be farmed. In addition a 20-foot vegetative buffer is required around the perimeter.

The Mixed Use Conditional Use District which will replace the current PND, must be at least 10 acres and must be served by public water and sewer. The District is intended to allow maximum flexibility of uses. Fifteen percent of the tract must remain open space, and the District allows up to 50 percent nonresidential use. In addition, there are no restrictions on remaining residential.

Commissioner Baggett said he was troubled by the figure given earlier of \$1.15 spent on each \$1.00 received in tax money for residential use. He said that it doesn't take into account the number of people put to work, utility bills created, carpet and furniture purchases, etc. He said that the figure is misleading.

Chair Council thanked the Planning Board for all of the time they have put into the review and work on the proposed Ordinance.

Chair McNeill thanked the Commissioners for the opportunity to meet. He said that the 2030 Plan will be a joint effort, and a good working relationship with the City of Fayetteville and Town of Hope Mills has already been established.

VI. Adjournment: Meeting adjourned at 6:45PM.

