

Roy Turner,  
Chair  
Cumberland County

Walter Clark,  
Vice-Chair  
Cumberland County

Garland C. Hostetter,  
Town of Spring Lake  
Harvey Cain, Jr.,  
Town of Stedman  
Patricia Hall,  
Town of Hope Mills  
Charles C. Morris,  
Town of Linden



Thomas J. Lloyd,  
Director

Cecil P. Combs,  
Deputy Director

Lori Epler,  
Sara E. Piland,  
Cumberland County

Benny Pearce,  
Town of Eastover

Donovan McLaurin,  
Wade, Falcon & Godwin

# COUNTY of CUMBERLAND

## Planning & Inspections Department

### AGENDA

May 15, 2012  
7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING WITHDRAWAL

**P12-24:** REZONING OF .95+/- ACRE FROM RR RURAL RESIDENTIAL AND C1(P)/CU PLANNED LOCAL BUSINESS/ CONDITIONAL USE OVERLAY FOR A CONVENIENCE RETAIL STORE AND RESTAURANT TO RR RURAL RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 6576, 6580 AND 6586 US HWY 301 SOUTH, SUBMITTED BY IBRAHIM AHMED ALSAIDI ON BEHALF OF PIT STOP 301 EXPRESS, LLC. (OWNER).

- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF APRIL 17, 2012
- VII. PUBLIC HEARING CONSENT ITEMS

#### TEXT AMENDMENT

- A. **P12-32:** REVISION AND AMENDMENT TO THE CUMBERLAND COUNTY ZONING ORDINANCE, CREATING STANDARDS FOR RIPARIAN BUFFERS BY AMENDING ARTICLE II INTERPRETATIONS, CALCULATIONS, AND DEFINITIONS, SECTION 203 DEFINITIONS OF SPECIFIC TERMS AND WORDS; AMENDING ARTICLE IX INDIVIDUAL USES, SECTION 901. DEVELOPMENT STANDARDS FOR INDIVIDUAL USES, SUB-SECTION D; AMENDING ARTICLE XI LOT AND YARD REGULATIONS, SECTION 1102. YARD REGULATIONS, SUB-SECTION G. BUFFER REQUIREMENTS AND SUB-SECTION H. RESERVED FOR FUTURE USE; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE.

#### REZONING CASE

- B. **P12-23:** REZONING OF 10.75+/- ACRES FROM R10 RESIDENTIAL TO C3 HEAVY COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 6678 CLINTON ROAD, SUBMITTED BY BRUCE J. AND WANDA L. TEETS ON BEHALF OF MAGNOLIA ROAD PROPERTIES, LLC. (OWNER). (STEDMAN)

- C. **P12-31** REZONING OF 7.06+/- ACRES FROM A1 AGRICULTURAL TO O&I(P) PLANNED OFFICE AND INSTITUTIONAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2736 CEDAR CREEK ROAD, SUBMITTED BY CUMBERLAND COUNTY (OWNER) AND FAYETTEVILLE-CUMBERLAND COUNTY CHAMBER OF COMMERCE.

CONDITIONAL ZONING DISTRICT

- D. **P12-16:** REZONING OF 1.00+/- ACRE FROM A1 AGRICULTURAL AND A1/CU AGRICULTURAL/CONDITIONAL USE OVERLAY FOR A RESTAURANT AND CATERING BUSINESS TO A1 AGRICULTURAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 10785 DUNN ROAD, SUBMITTED BY DAVID AND SUSAN WALL (OWNERS).

VIII. PUBLIC HEARING CONTESTED ITEMS

REZONING CASE

- E. **P12-15:** REZONING OF 1.05+/- ACRES FROM R10 RESIDENTIAL TO C2(P) PLANNED SERVICE AND RETAIL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT THE SOUTHWEST QUADRANT OF SR 1003 (CAMDEN ROAD) AND SR 1113 (WALDOS BEACH ROAD), SUBMITTED BY RUTH MASON CURL (OWNER).

CONDITIONAL ZONING DISTRICT

- F. **P12-26:** REZONING OF 1.75+/- ACRES FROM C1(P) PLANNED LOCAL BUSINESS AND A1 AGRICULTURAL TO C(P) PLANNED COMMERCIAL/ CZ CONDITIONAL ZONING DISTRICT FOR A CONVENIENCE STORE, RESTAURANT AND FOR PROFIT INDOOR RECREATION/AMUSEMENT OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3634 CHICKEN FOOT ROAD, SUBMITTED BY DHARMESH PATEL ON BEHALF OF GRAYS CREEK GROCERIES, LLC. (OWNER).

IX. DISCUSSION

DIRECTOR'S UPDATE

X. ADJOURNMENT