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Chair  
Town of Linden

Diane Wheatley,  
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Jami McLaughlin,  
Town of Spring Lake  
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Town of Stedman

Vacant  
Wade, Falcon & Godwin



Joel Strickland,  
Acting Director

Vacant,  
Deputy Director

Vikki Andrews,  
Carl Manning,  
Lori Epler  
Cumberland County

Stan Crumpler,  
Town of Eastover

Patricia Hall,  
Town of Hope Mills

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*Planning & Inspections Department*

**AGENDA**

February 19, 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 JANUARY 15, 2019
- VII. PUBLIC HEARING CONSENT ITEMS

TEXT AMENDMENT

- A. **P19-06:** REVISIONS AND AMENDMENTS TO THE TOWN OF SPRING LAKE ZONING ORDINANCE, CHAPTER 42, BY AMENDING ARTICLE XI. - SIGN REGULATIONS SEC. 42-293. – SIGNS PERMITTED BY DISTRICTS., SECTION (2) *PROFESSIONAL, COMMERCIAL AND INDUSTRIAL DISTRICTS.* SUB-SECTION (D) *C(P) PLANNED COMMERCIAL, HS(P) PLANNED HIGHWAY SERVICE AND C-3 HEAVY COMMERCIAL DISTRICTS.*, AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (SPRING LAKE)
- B. **P19-10:** REVISION AND AMENDMENT TO THE TOWN OF SPRING LAKE ZONING ORDINANCE, CODE OF ORDINANCES, CHAPTER 42 ZONING BY AMENDING ARTICLE III. – PERMITTED, CONDITIONAL, AND SPECIAL USES SECTION 42-63.3. – USE MATRIX ALLOWING CALL CENTER BY INSERTING A “P” INDICATING PERMITTED USE IN THE C(P)/C3 COLUMN AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (SPRING LAKE)

CONDITIONAL ZONING CASES

- C. **P19-01.** REZONING OF 1.46+/- ACRES FROM R6A RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON EAST SIDE OF NC 59 (HOPE MILLS ROAD), WEST OF SR 1135 (JOHN SMITH ROAD), NORTH OF NC 162 (GEORGE OWEN ROAD); SUBMITTED BY ERIC & CARRIE BROWN (OWNERS) & MICHAEL J. ADAMS ON BEHALF OF M.A.P.S. SURVEYING INC. (AGENT). (**Applicant has modified request to rezone 2.18+/- acres to C(P) Planned Commercial/CZ Conditional Zoning for motor vehicle sales**) (HOPE MILLS)

- D. **P19-07:** REZONING OF .94+/- ACRE FROM C1(P) PLANNED LOCAL BUSINESS DISTRICT TO C(P) PLANNED COMMERCIAL DISTRICT/CZ CONDITIONAL ZONING FOR ALL ALLOWED USES WITHIN THE C(P) PLANNED COMMERCIAL DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 6428 & 6432 CAMDEN ROAD; SUBMITTED BY FADHL ALHOBISHI (OWNER) & MARK CANDLER ON BEHALF OF CANDLER & ASSOCIATES, INC. (AGENT). (HOPE MILLS)

#### REZONING CASES

- E. **P19-08:** INITIAL ZONING OF 2.95+/- ACRES R6 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTH SIDE OF SR 1112 (ROCKFISH ROAD), EAST OF SR 3091 (DEAVER CIRCLE); SUBMITTED BY NICHOLAS HARRELL (OWNER). (HOPE MILLS)
- F. **P19-09:** REZONING OF 1.44+/- ACRES FROM R6A RESIDENTIAL/CU CONDITIONAL USE OVERLAY DISTRICT TO ALLOW THE PLACEMENT OF A RECREATIONAL VEHICLE IN AN APPROVED MANUFACTURED HOME PARK TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE WEST SIDE OF SR 1132 (LEGION ROAD), NORTH OF SR 3009 (PIONEER DRIVE); SUBMITTED BY S. HEWITT FULTON, III ON BEHALF OF Z.V. PATE, INC. (OWNER) & ALEX T. KEITH (AGENT).

#### VIII. PUBLIC HEARING CONTESTED ITEMS

##### CONDITIONAL ZONING CASES

- G. **P18-35.** REZONING OF 21.56+/- ACRES FROM M(P) PLANNED INDUSTRIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON BOTH SIDES OF LAZY ACRES STREET, EAST OF SR 2341 (CLAUDE LEE ROAD); SUBMITTED BY JOHN LEE, FRED LEE, JR. AND JAMES LEE (OWNERS) & JAMES C. ROBINSON (AGENT). **(Applicant has modified request to RR Rural Residential/CZ Conditional Zoning for a recreational vehicle park and/or campground)**
- H. **P19-05.** REZONING OF 1.50+/- ACRES FROM R10 RESIDENTIAL TO C2(P) PLANNED SERVICE AND RETAIL DISTRICT/CZ CONDITIONAL ZONING FOR TRADES CONTRACTOR ACTIVITIES OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTHWEST SIDE OF SR 1243 (US HWY 301 SOUTH), NORTH OF SR 1126 (BROOKLYN CIRCLE); SUBMITTED BY TIMOTHY B. EVANS (OWNER).

##### REZONING CASE

- I. **P18-50.** REZONING OF .47+/- ACRES FROM A1 AGRICULTURAL TO R6A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 315 JOHN B CARTER ROAD; SUBMITTED BY MARY K. WHITTED, BRENDA WILLIAMS, DEBORAH WRIGHT, DELLA W. PERKINS & BETTY JAMES ON BEHALF OF LILLIE MAE WHITTED HEIRS (OWNER).

#### IX. PLANNING DEPARTMENT PERFORMANCE AUDIT

#### X. DISCUSSION

#### XI. ADJOURNMENT