

AMY H. CANNON
County Manager



RAWLS HOWARD
Director

TRACY JACKSON
Assistant County Manager



DAVID MOON
Deputy Director

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Planning & Inspections Department

AGENDA

September 15, 2020
6:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE – MR. CRUMPLER
- II. ADJUSTMENTS TO / APPROVAL OF AGENDA
- III. PUBLIC HEARING DEFERRALS / WITHDRAWALS
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. APPROVAL OF THE MINUTES OF AUGUST 18, 2020
- VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE
- VII. PUBLIC HEARING CONSENT ITEMS

CONDITIONAL ZONING CASES

- A. **P20-24.** REZONING OF 13.35+/- ACRES FROM RR RURAL RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF NC HWY 87 S & SR 2220 (TOM STARLING ROAD), SUBMITTED BY REBECCA F. PERSON ON BEHALF OF FRANCIS N. PERSON HEIRS & SUSAN P. STRICKLAND (OWNERS) & YARBOROUGH, WINTERS & NEVILLE, PA (AGENT). **(APPLICANT HAS REVISED REQUEST TO C2(P) PLANNED SERVICE & RETAIL AND C(P) PLANNED COMMERCIAL/CZ CONDITIONAL ZONING FOR MINI-WAREHOUSING WITH OUTSIDE VEHICLE STORAGE)**
- B. **P20-30.** REZONING OF 44.23+/- ACRES FROM M(P) PLANNED INDUSTRIAL TO A1 AGRICULTURAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON WEST SIDE OF SR 2337 (WILMINGTON HWY), SOUTH OF SR 2210 (WILKES ROAD), SUBMITTED BY WARREN & DAWN BISHOP (OWNERS) & PATRICK BISHOP (AGENT). **(APPLICANT HAS REVISED REQUEST TO A1 AGRICULTURAL/CZ CONDITIONAL ZONING FOR ONE SINGLE-FAMILY DWELLING UNIT)**
- C. **P20-42.** REZONING OF 3.33+/- ACRES FROM R10 RESIDENTIAL & C1 LOCAL BUSINESS DISTRICT TO C(P) PLANNED COMMERCIAL/CZ CONDITIONAL ZONING FOR FARM SUPPLIES MERCHANDISING & MACHINERY SALES AND SERVICING & HARDWARE, PAINT AND GARDEN SUPPLY SALES OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2230 N BRAGG BOULEVARD, SUBMITTED BY CAROLYN R. ARMSTRONG ON BEHALF OF CBMM PROPERTIES, LLC & CJR PROPERTY HOLDINGS, LLC (OWNERS) AND LARRY KING & ASSOCIATES, RLS, PA (AGENT). (SPRING LAKE)

- D. **P20-45.** REZONING OF 0.50+/- ACRES FROM R6 RESIDENTIAL TO C(P) PLANNED COMMERCIAL/CZ CONDITIONAL ZONING FOR ALL ALLOWED C(P) USES OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE SOUTH SIDE OF NC 59 (N MAIN STREET), NORTH OF THE INTERSECTION OF BULLARD STREET & HILL STREET, SUBMITTED BY ECO ADVANTAGE TERMITE AND PEST SOLUTIONS, INC. (OWNER) & GEORGE M. ROSE (AGENT). (HOPE MILLS)

REZONING CASES

- E. **P20-43.** REZONING OF 20.61+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 7149 BUTLER NURSERY ROAD, SUBMITTED BY KYLE A. DIXON (OWNER) & TIM EVANS (AGENT).

VIII. PUBLIC HEARING CONTESTED ITEMS

TEXT AMENDMENT

- F. **P20-17.** REVISION AND AMENDMENT TO THE HOPE MILLS ZONING ORDINANCE BY AMENDING ARTICLE IV PERMITTED, CONDITIONAL AND SPECIAL USES, SECTION 102A-403. USE MATRIX ALLOWING RECREATION/AMUSEMENT INDOOR (CONDUCTED INSIDE BUILDING FOR PROFIT, NOT OTHERWISE LISTED & NOT REGULATED) AS A PERMITTED USE WITHIN THE M(P) PLANNED INDUSTRIAL DISTRICT BY INSERTING A "P" IN THE M(P) COLUMN AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (HOPE MILLS)

REZONING CASE

- G. **P20-44.** REZONING OF 2.06+/- ACRES FROM C3 HEAVY COMMERCIAL & RR RURAL RESIDENTIAL TO RR RURAL RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3830 ELIJAH B PLACE, SUBMITTED BY HEATHER YOUNG GORMAN & ROBERT E. GORMAN (OWNERS) & YARBOROUGH, WINTERS & NEVILLE, P.A. (AGENT).

IX. DISCUSSION

DIRECTOR'S UPDATE

- SPECIAL LEGISLATION FOR REZONING PROCESSES
- UNC SCHOOL OF GOVERNMENT TRAINING CLASSES

X. ADJOURNMENT