

Amy H. Cannon  
County Manager

Tracy Jackson  
Assistant County Manager



Rawls Howard  
Director

David Moon  
Deputy Director

## Cumberland County Joint Planning Board

### AGENDA

February 16, 2021

6:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. ADJUSTMENTS TO / APPROVAL OF AGENDA
- III. PUBLIC HEARING DEFERRALS / WITHDRAWALS
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. APPROVAL OF THE MINUTES OF JANUARY 21, 2021
- VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE
- VII. PUBLIC HEARING CONSENT ITEMS

#### TEXT AMENDMENT

- A. **P21-12.** REVISION AND AMENDMENT TO THE CUMBERLAND COUNTY ZONING ORDINANCE BY AMENDING ARTICLE IV PERMITTED, CONDITIONAL, AND SPECIAL USES, SECTION 403. USE MATRIX ALLOWING RECREATION OR AMUSEMENT PUBLIC/PRIVATE (SEC. 920) NOT OPERATED AS A BUSINESS FOR PROFIT INCLUDING PLAYGROUNDS, NEIGHBORHOOD CENTER BUILDINGS, PARKS, MUSEUMS, SWIMMING POOLS, ETC., & NOT REGULATED BY SEC. 924 AS A PERMITTED USE WITHIN THE CD CONSERVANCY, A1 AGRICULTURAL, A1A AGRICULTURAL, R40 RESIDENTIAL, R40A RESIDENTIAL, R30 RESIDENTIAL, R30A RESIDENTIAL, RR RURAL RESIDENTIAL, O&I(P) PLANNED OFFICE & INSTITUTIONAL, C1(P) PLANNED LOCAL BUSINESS, C2(P) PLANNED SERVICE AND RETAIL AND C(P) PLANNED COMMERCIAL DISTRICTS BY INSERTING A "P" IN THE RESPECTIVE DISTRICT'S COLUMN AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE.

#### REZONING CASES

- B. **P21-08.** REZONING OF 2.75+/- ACRES FROM M(P) PLANNED INDUSTRIAL TO C2(P) PLANNED SERVICE AND RETAIL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1030 & 1034 TYSON MARINE DRIVE, SUBMITTED BY JOHN MCCONNELL ON BEHALF OF MC5 REALTY GROUP (OWNER).
- C. **P21-10.** REZONING OF 0.74+/- ACRES FROM C(P) PLANNED COMMERCIAL TO A1 AGRICULTURAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 8909 CLINTON ROAD, SUBMITTED BY DANNY AND LORIE JOHNSON (OWNERS) AND TERRY C. FAIRCLOTH, PLS (AGENT).



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- D. **P21-11.** REZONING OF 2.54+/- ACRES FROM C(P) PLANNED COMMERCIAL, M(P) PLANNED INDUSTRIAL AND R10 RESIDENTIAL TO C1(P) PLANNED LOCAL BUSINESS OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF SR 1132 (LEGION ROAD) AND NC 162 (ELK ROAD), SUBMITTED BY DAVID MURRAY, LEGION ROAD INVESTMENTS, LLC; QUEENSWAY, LLC; CE PROPERTIES, LLC AND DOROTHY M. & EDWARD R. RIDDLE (OWNERS) AND PETER DOSTER (AGENT). (HOPE MILLS)
- E. **P21-13:** REZONING OF 0.87+/- ACRES FROM M(P) PLANNED INDUSTRIAL TO O&I(P) PLANNED OFFICE & INSTITUTIONAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3190 NATAL STREET, SUBMITTED BY PUROLATOR FILTERS NA LLC (OWNER) AND LORI S. EPLER ON BEHALF OF LARRY KING & ASSOCIATES (AGENT).
- F. **P21-14:** REZONING OF 1+/- ACRES FROM R10 RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SR 1246 (ELWOOD DRIVE) AND NC 59 (HOPE MILLS ROAD), SUBMITTED BY JOSEPH AND TRINA RIDDLE & PAUL JOSEPH AND MARY HAZEL DIETZEN (OWNERS). (HOPE MILLS)

### VIII. PUBLIC HEARING CONTESTED ITEMS

#### REZONING CASE

- G. **P21-02.** REZONING OF 1.53+/- ACRES FROM R40A RESIDENTIAL TO R30 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE WESTERN SIDE OF THE INTERSECTION OF SR 2252 (CHICKEN FOOT ROAD) & MCCALL ROAD, SUBMITTED BY H & S INVESTMENTS OF NC, LLC (OWNERS) AND TIM EVANS (AGENT).
- H. **P21-05.** REZONING OF 69.53+/- ACRES FROM R6A RESIDENTIAL, RR RURAL RESIDENTIAL AND R10 RESIDENTIAL TO R6A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE NORTH SIDE OF ODELL ROAD AND WEST OF NC 87 (N BRAGG BLVD), SUBMITTED BY VICTORIA MCLEOD (POWER OF ATTORNEY) ON BEHALF OF ELMA S. SMITH (OWNER) AND MICHAEL BLAKLEY ON BEHALF OF DRAFTING AND DESIGN SERVICES, INC. (AGENT). (SPRING LAKE)
- I. **P21-09:** REZONING OF 4.97+/- ACRES FROM A1 AGRICULTURAL TO RR RURAL RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3285 GABE SMITH ROAD, SUBMITTED BY JOHN H. SANOSKE (OWNER).

#### CONDITIONAL ZONING CASE

- J. **P21-15:** REZONING OF 0.18+/- ACRES FROM R6 RESIDENTIAL TO R15 RESIDENTIAL/CZ CONDITIONAL ZONING FOR RECREATION/AMUSEMENT PUBLIC/PRIVATE (NOT OPERATED AS A BUSINESS FOR PROFIT) OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 5439 FOUNTAIN LANE, SUBMITTED BY CHANCER MCLAUGHLIN ON BEHALF OF THE TOWN OF HOPE MILLS (OWNER). (HOPE MILLS)

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### IX. PUBLIC HEARING WAIVER CASES

- K. **CASE NO. 20-151.** CONSIDERATION OF THE TERRONE STREET PROPERTY; SUBDIVISION REVIEW; REQUEST FOR A WAIVER FROM THE REQUIREMENT FOR DIRECT ACCESS TO A PRIVATE OR PUBLIC STREET FOR GROUP DEVELOPMENT; COUNTY SUBDIVISION ORDINANCE, SECTION 2401.D, GROUP DEVELOPMENTS; ZONED: RR; TOTAL ACREAGE: 10.00+/-; LOCATED AT 4075 MISSION HILL ROAD; SUBMITTED BY TERRONE STREET ON BEHALF OF WALTER & MAUDE ESTATE, LLC. (OWNER).

### X. NOMINATIONS COMMITTEE VOTE

### XI. DISCUSSION

- DIRECTOR'S UPDATE
- CUMBERLAND COUNTY SCHOOLS STAFF INVITATION UPDATE
- PRESENTATION OF PLAQUE TO OUTGOING BOARD MEMBER DIANE WHEATLEY

### XII. ADJOURNMENT