

Clifton McNeill, Jr.
Chair
Cumberland County

Charles C. Morris, Vice-Chair
Town of Linden
David Averette,
Dr. Marion Gillis-Olion
Roy Turner,
Cumberland County



COUNTY of CUMBERLAND

Joint Planning Board

Nancy Roy, AICP
Director
Thomas J. Lloyd,
Deputy Director

Joe W. Mullinax,
Town of Spring Lake
Donovan McLaurin,
Wade, Falcon & Godwin
Harvey Cain, Jr.
Town of Stedman

MINUTES December 7, 2004

Members Present

Mr. Clifton McNeill, Chair
Mr. Charles Morris, Vice-Chair
Mr. David Averette
Mr. Harvey Cain, Jr.
Mr. Donovan McLaurin
Mr. Roy Turner

Members Absent

Dr. Marion Gillis-Olion
Mr. Joe Mullinax

Others Present

Ms. Nancy Roy, Director
Mr. Tom Lloyd, Dep. Dir.
Mr. Lee Eanes
Mr. Rick Heicksen
Ms. Donna McFayden
Mr. Mike Osbourn
Mr. Matt Rooney
Ms. Barbara Swilley

I. INVOCATION AND PLEDGE OF ALLEGIANCE

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

II. APPROVAL OF/ADJUSTMENTS TO AGENDA

Mr. Lloyd said that Case P04-70 and the Planning Board Schedules could be moved to the Consent Items. A motion was made by Mr. Averette and seconded by Vice-Chair Morris to approve the Agenda with the above changes. The motion passed unanimously.

III. ABSTENTIONS BY BOARD MEMBERS

There were no abstentions by Board members.

IV. CONSENT ITEMS

A. APPROVAL OF THE MINUTES OF NOVEMBER 16, 2004

Mr. Averette pointed out in the Minutes a paragraph where his name appeared instead of Vice-Chair Morris' name. A motion was made by Mr. Averette and seconded by Mr. McLaurin to approve the Minutes of November 16, 2004 with the correction. The motion passed unanimously.

B. P04-70: REZONING OF 1.19-ACRES FROM RR/CU AND HS(P)/CU TO RR/CU AND A CONDITIONAL USE OVERLAY DISTRICT AND PERMIT TO ALLOW A CHILDREN'S DAY CARE FACILITY AT 3353 DUNN ROAD, OWNED BY SUNDUST, LLC.

The Planning staff recommended approval of the RR/CU Rural Residential/ Conditional Use Overlay District and Permit based on the following:

1. The use allowed under the Conditional Use Overlay District and Permit is consistent with the land use in the area;
2. The Eastover Land Use Plan calls for commercial uses at this location; and
3. The rezoning will place the entire lot within the same zoning classification.

Packet materials were introduced into the record.

No one appeared in favor of or in opposition to the request.

A motion was made by Mr. McLaurin and seconded by Vice-Chair Morris to follow the staff recommendation and approve the Conditional Use Overlay District based on the findings that the request is reasonable, not arbitrary or unduly discriminatory and in the public interest. The motion passed unanimously.

A motion was made by Mr. McLaurin and seconded by Vice-Chair Morris to follow the staff recommendation and approve the Conditional Use Overlay Permit according to the application after finding that when completed, the proposal: 1) will not materially endanger the public health and safety; 2) will not substantially injure the value of adjoining or abutting property; 3) will be in harmony with the area in which it is to be located; and 4) will be in conformity with the land use plan, thoroughfare plan or other plan officially adopted by the Board of Commissioners. The motion passed unanimously.

C. REZONING AND PLAT AND PLAN APPLICATION DEADLINES AND PLANNING BOARD MEETING SCHEDULES FOR 2005

A motion was made by Vice-Chair Morris and seconded by Mr. Averette to approve the Plat and Plan Applications Deadlines and Planning Board Meeting Schedules for 2005. The motion passed unanimously.

V. DISCUSSION

A. GIS PRESENTATION

Ms. Roy introduced the GIS Team of Mr. Matt Rooney, GIS Manager, and Messrs. Lee Eanes and Mike Osbourn, GIS Coordinators. The GIS Analyst, Ms. Autrice Taylor was not at the meeting. She said that the two members of the team were added to the Planning and Inspections Department a few months ago, and their first goal was to set up a website. She said that Mr. Eanes would explain the website, and Mr. Osbourn would then demonstrate a web tool he has created to assist property owners in determining whether land is within an area proposed for highway improvements.

Mr. Eanes introduced the community website and said it was created as a joint effort of the County, City and PWC that he has been working on since February. The address for the website is 152.31.99.8. He said that the site has been live for two months and already received nearly 7,500 hits. Mr. Eanes demonstrated a few of the applications that can be used on the site and said that it was created as a basic tool to serve the public and free up staff.

Mr. Osbourn presented a website that was created to assist citizens concerned about where transportation projects may be planned and how they affect their properties. He said that access is limited on the site, and there are many applications that users can select that are not available to the public. In addition to transportation projects, the site can be used to determine whether a property is within a watershed area, group homes are nearby, the 2010 Land Use Plan recommendations, assessed values, acreage and many more. In addition, Mr. Osbourn demonstrated an application that maps the calls received by the Emergency 911 Dispatch Office. He said that there are many planning applications, and the site is helpful in creating the data to form the information that the Planning Board uses to determine rezoning cases.

VI. FOR YOUR INFORMATION

A. DIRECTOR'S UPDATE

Ms. Roy said that Moderator Averette has scheduled a Land Use Codes Committee meeting prior to the next Planning Board meeting at 5:30 p.m. on December 21, 2004.

B. 2030 LAND USE PLAN

Mr. Averette said that at the last City Council meeting, the members voted not to fund a consultant to aid in the development of the 2030 Land Use Plan until they have jurisdiction over the Urban Services Area. The members discussed using a consultant to assist with making the public aware of and receiving input on the Plan. Ms. Roy said that she was meeting with Mr. Jimmy Teal, Planning Director for the City, on Wednesday and would ask him about the details.

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 8:25 p.m.