

Charles Morris,
Chair
Town of Linden

Diane Wheatley,
Vice-Chair
Cumberland County

Jami McLaughlin,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman

Donovan McLaurin,
Wade, Falcon & Godwin



Planning & Inspections Department

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Carl Manning,
Lori Epler,
Cumberland County

Stan Crumpler,
Town of Eastover

Patricia Hall,
Town of Hope Mills

MINUTES

October 17, 2017

Members Present

Mrs. Diane Wheatley, Acting- Chair
Mr. Stan Crumpler
Dr. Vikki Andrews
Mrs. Lori Epler
Mr. Harvey Cain, Jr.
Ms. Patricia Hall
Mrs. Jamie McLaughlin
Mr. Donovan McLaurin
Mr. Carl Manning

Members Absent

Mr. Charles Morris

Others Present

Mr. Thomas Lloyd
Ms. Annie Melvin
Mrs. Laverne Howard
Ms. Patricia Speicher
Mr. Rick Moorefield,
County Attorney

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Mrs. Epler delivered the invocation and led those present in the Pledge of Allegiance.

II. APPROVAL OF / ADJUSTMENTS TO AGENDA

There were no adjustments to the agenda.

III. PUBLIC HEARING DEFERRALS

There were none.

IV. ABSTENTIONS BY BOARD MEMBERS

Mrs. Epler advised that she would need to abstain from voting on case P17-43.

V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS

The policy statement was not needed.

VI. APPROVAL OF THE MINUTES OF SEPTEMBER 19, 2017

Ms. Hall made a motion, seconded by Dr. Andrews to approve the minutes as submitted. Unanimous approval.

VII. JOINT PLANNING BOARD 2017/2018 DEADLINE/MEETING SCHEDULE

The Board agreed to cancel the January 1, 2018 and July 3, 2018 meetings.

Mrs. Epler made a motion, seconded by Dr. Andrews to accept the Joint Planning Board 2017/2018 Deadline Meeting Schedule with changes. Unanimous approval.

VIII. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

- A. **P17-20.** REZONING OF 1.27+/- ACRES FROM R6A RESIDENTIAL TO C2(P) PLANNED SERVICE AND RETAIL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 116 AIRPORT ROAD, SUBMITTED BY OSAZE LOVE ASEMOTA & LILY IGUNBOR (OWNERS) AND GABRIEL IGUNBOR (AGENT).

FIRST MOTION

The Planning and Inspections Staff recommends the board find that approval of the request is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for “urban” development at this location. The request is also consistent with the *South Central Land Use Plan*, which calls for “airport uses”. Light commercial uses are considered an “airport use” as they typically do not generate a large increase in motor vehicle traffic.

The staff recommends the board further find that approval of this rezoning is reasonable and in the public interest because the district requested for the subject property generally meets or exceeds the location criteria of the adopted Land Use Policies Plan, in that: *public water and sewer required*, PWC water and sewer exist in the area; *must have direct access to a collector street*, Airport Road is a minor arterial street; *should serve as a transition between heavy commercial, office & institutional or residential development*, the area surrounding the subject property is a mix of industrial, heavy commercial and residential uses; *should provide convenient goods and services to the immediate surrounding neighborhood*, light commercial uses could serve those in the immediate residential areas as well as customers and employees of the Fayetteville Regional Airport.

SECOND MOTION

In addition to the above information, the Planning and Inspections Staff recommends the board approve Case No. P17-20 for C2(P) Planned Service and Retail based on the following: The district requested will allow for land uses that are considered favorable under the Airport Overlay District and by the Fayetteville Regional Airport Director.

Mrs. McLaughlin made both motions referenced above, seconded by Mr. Crumpler, to follow the staff recommendations and approve the C2(P) Planned Service and Retail. The motions passed unanimously.

- B. **P17-40.** REZONING OF .46+/- ACRES FROM R6A RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2594 HOPE MILLS ROAD, SUBMITTED BY TED & TERESA HILL ON BEHALF OF HILLSIDE LANDSCAPE SUPPLIES (OWNER). (HOPE MILLS)

FIRST MOTION

The Planning and Inspections Staff recommends the board approve Case No. P17-40 for C(P) Planned Commercial district based on the following:

- The district requested will allow for land uses that exist in the general area.

SECOND MOTION

The Planning and Inspections Staff recommends the board find that approval of the request for rezoning in Case No. P17-40 is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for “urban” at this location. The request is also consistent with the *Southwest Cumberland Land Use Plan* which calls for “heavy commercial” and the subject property is sandwiched between existing heavy commercially zoned properties.

The staff recommends the board further find that approval of this rezoning is reasonable and in the public interest because the district requested for the subject property generally meets or exceeds the location criteria of the adopted Land Use Policies Plan, in that: *public water and sewer required, PWC water available; should have minimum direct access to a collector street; must be located on a sufficient site that provides adequate area for buffering, screening, and landscaping,* the subject property will be recombined with adjacent property to the south.

Mrs. McLaughlin made both motions referenced above, seconded by Mr. Crumpler, to follow the staff recommendations and approve C(P) Planned Commercial. The motions passed unanimously.

- C. **P17-41.** REZONING OF 5.89+/- ACRES FROM A1 AGRICULTURAL AND A1/CU FOR MOTOR VEHICLE SALES TO C2(P) PLANNED SERVICE AND RETAIL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 4716, 4722 & 4750 NC HWY 87 SOUTH, SUBMITTED BY BRUCE FRED LONG (OWNER) & ADAM SELLNER ON BEHALF OF PRIMAX PROPERTIES LLC (AGENT).

FIRST MOTION

The Planning and Inspections Staff recommends the board find that approval of the request for rezoning in Case No. P17-41 is consistent with the adopted comprehensive plan designated as the 2030 Growth Vision Plan, which calls for “urban” at this location. The request is also consistent with the South Central Land Use Plan which calls for “light commercial”, as C2(P) is classified as light commercial in the adopted Land Use Policies plan.

The staff recommends the board further find that approval of this rezoning is reasonable and in the public interest because the district requested for the subject property generally meets or exceeds the location criteria of the adopted Land Use Policies Plan, in that: *public water and sewer required, PWC water and sewer available; must have direct access to a collector street, NC Hwy 87 S is a collector street; should serve as a transition between heavy commercial, office & institutional or residential development, this area is in transition with a mix of development types; should provide convenient goods and services to the immediate surrounding neighborhood, C2(P) allows for land uses intended to serve the surrounding area; and may be located in a rural area at the intersection of two collector streets,* subject property is located at the intersection of NC Highway 87 S and Smith Road.

SECOND MOTION

In addition to the above information, the Planning and Inspections Staff recommends the board approve Case No. P17-41 for C2(P) Planned Service and Retail district based on the following:

- The district requested will restrict the land uses to that which would be considered favorable in the general area

Mrs. McLaughlin made both motions referenced above, seconded by Mr. Crumpler, to follow the staff recommendations and approve C2(P) Planned Service and Retail. The motions passed unanimously.

- D. **P17-42.** REZONING OF .44+/- ACRES FROM RR RURAL RESIDENTIAL TO R15 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON EAST SIDE OF US 301 (DUNN ROAD), NORTH OF SR 1722 (BEARD ROAD); SUBMITTED BY ELLA WILLIAMS LEBLANC (OWNER) & MARION W. FISHER (AGENT). (EASTOVER)

FIRST MOTION

The Planning and Inspections Staff recommends the board approve Case No. P17-42 for R15 Residential based on the following:

- The R15 district will restrict the allowed uses on the subject property to primarily single family

residential as well as provide setbacks that will allow a home to meet the required side setbacks on an otherwise narrow lot.

SECOND MOTION

The Planning and Inspections Staff recommends the board find that approval of the R15 Residential district is consistent with the adopted comprehensive plan designated as the 2030 Growth Vision Plan, which calls for “community growth area” at this location. Although the request is not consistent with the Eastover Land Use Plan, which calls for “one acre residential”, the subject property is now served by Eastover Sanitary District water and sewer, which was not available when the Eastover Land Use Plan was adopted.

The staff recommends the board further find that approval of the rezoning is reasonable and in the public interest because the district requested for the subject property generally meets or exceeds the location criteria of the adopted Land Use Policies Plan, in that: *public or community water and public sewer required; must have direct access to a public street*, Dunn Road is a public thoroughfare; *must not be located in any defined critical area as defined by the Fort Bragg Small Area Study*, the subject property is not located within the military area.

Mrs. McLaughlin made both motions referenced above, seconded by Mr. Crumpler, to follow the staff recommendations and approve R15 Residential. The motions passed unanimously.

- E. **P17-43. REZONING OF 1.22+/- ACRES FROM A1 AGRICULTURAL TO R20 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1701 & 1705 JONCEE DRIVE; SUBMITTED BY TONY & EMMA BELIN, DARLENE KLIMCZAK & CHARLENE JOHNSON (OWNERS) & LORI EPLER ON BEHALF OF LARRY KING & ASSOCIATES (AGENT). (EASTOVER)**

FIRST MOTION

The Planning and Inspections Staff recommends the board approve the R20 Residential district for Case No. P17-43 based on the following:

1. The R20 district will restrict the uses permitted on the subject properties to primarily stick built homes;
2. The rezoning will remove the nonconformity of the subject lots; and
3. RR Residential zoning is to the immediate west of the subject property.

SECOND MOTION

The Planning and Inspections Staff recommends the board find that approval of the R20 Residential district is consistent with the adopted comprehensive plan designated as the 2030 Growth Vision Plan, which calls for “community growth area” at this location. Although the request is not consistent with the Eastover Land Use Plan, which calls for “one acre residential”, the subject property is now serviced by Eastover Sanitary District (ESD) water & sewer, ESD was not available when the Eastover Land Use Plan was adopted.

The staff recommends the board further find that approval of the rezoning is reasonable and in the public interest because the district requested for the subject property generally meets or exceeds the location criteria of the adopted Land Use Policies Plan, in that: *septic system allowed based on soil type, lot size, and distance from public sewer*, subject properties are served by public sewer; *must have direct access to a public street*, the subject properties have access to Joncee Drive which is a state maintained road; *must not be located in any defined critical area as defined by the Fort Bragg Small Area Study*, the subject properties are not located within the military area.

Ms. Hall made both motions referenced above, seconded by Mr. Manning, to follow the staff recommendations and approve R20 Residential. The motions passed unanimously, with Mrs. Epler abstaining from the vote.

IX. DISCUSSION

DIRECTOR'S UPDATE

- Mr. Lloyd advised the Board that a replacement was needed for the Farm Advisory Board, after the meeting Mr. Crumpler volunteered to be on the board.
- Mr. Crumpler volunteered to do the invocation at the next meeting.

X. ADJOURNMENT

There being no further business, the meeting adjourned at 7:09 pm.