

## REQUESTED REZONING R10 TO C2(P)

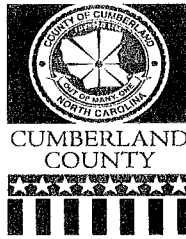
<b>ACREAGE: 2.49 AC.+/-</b>	<b>HEARING NO: P08-21</b>	
<b>ORDINANCE: COUNTY</b>	<b>HEARING DATE</b>	<b>ACTION</b>
<b>STAFF RECOMMENDATION</b>		
<b>PLANNING BOARD</b>		
<b>GOVERNING BOARD</b>		

PIN: 9494-58-4227, 3554, 2359

Donovan McLaurin,  
Chair  
Wade, Falcon & Godwin

Lori Epler,  
Vice-Chair  
Cumberland County

Garland C. Hostetter,  
Town of Spring Lake  
Harvey Cain, Jr.,  
Town of Stedman  
Patricia Hall,  
Town of Hope Mills  
Charles C. Morris,  
Town of Linden



## COUNTY of CUMBERLAND

### *Planning & Inspections Department*

May 13, 2008

Thomas J. Lloyd,  
Director

Cecil P. Combs,  
Deputy Director

Clifton McNeill, Jr.,  
Roy Turner,  
Sara E. Piland,  
Cumberland County

Benny Pearce,  
Town of Eastover

### **MEMORANDUM**

**TO:** Cumberland County Joint Planning Board

**FROM:** Planning & Inspections Staff

**SUBJECT:** Staff Recommendation for May 20, 2008 Board Meeting

**P08-16:** REZONING OF 14.92+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTH SIDE OF COUNTY LINE ROAD, EAST OF HENRY SMITH ROAD; SUBMITTED BY JAMES TREY MCLEAN, ATTORNEY; OWNED BY EDWARD & JACQUELINE RIDDLE.

The Planning & Inspections Staff recommends approval of the request for R40 Residential district based on the following:

1. The request is consistent with the 2010 Land Use Plan, which calls for farmland at this location – 2010 Land Use Plan specifies R40 as suitable in the designated farmland areas; and
2. The request is consistent with the uses and lot sizes of properties within the general area.

There are no other suitable districts to be considered for this request.

**Attachments:**

- 1 - Site Profile
- 2 - Rezoning Sketch Map

**P08-16**  
**SITE PROFILE**

**P08-16:** REZONING OF 14.92+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTH SIDE OF COUNTY LINE ROAD, EAST OF HENRY SMITH ROAD; SUBMITTED BY JAMES TREY MCLEAN, ATTORNEY; OWNED BY EDWARD & JACQUELINE RIDDLE.

**Site Information:**

**Frontage & Location:** 130.28'+/- on County Line Road

**Depth:** 1560'+/-

**Adjacent Property:** No

**Current Use:** Vacant land

**Initial Zoning:** A1 – June 25, 1980 (Area 13)

**Zoning Violation(s):** None

**Surrounding Zoning:** North & East: A1 & R40; South: R40 & R40A; West: A1 & A1/CU (home-based catering business)

**Surrounding Land Use:** Residential (including manufactured homes), farmland and woodlands

**2010 Land Use Plan:** Farmland

**Special Flood Hazard Area (SFHA):** No

**Urban Services Area:** No

**Water/Sewer Availability:** Well/Septic (subject property outside 1,000 feet radius of known groundwater contaminated area)

**Soil Limitations:** None

**School Capacity/Enrolled:** Gray's Creek Elementary: 750/787; Gray's Creek Middle: 495/589; Gray's Creek High: 1270/1143

**Subdivision/Site Plan:** Review required prior to development

**Average Daily Traffic Count (2006):** 730 on County Line Road and 610 on Rufus Johnson Road

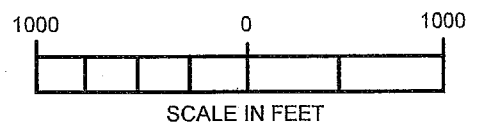
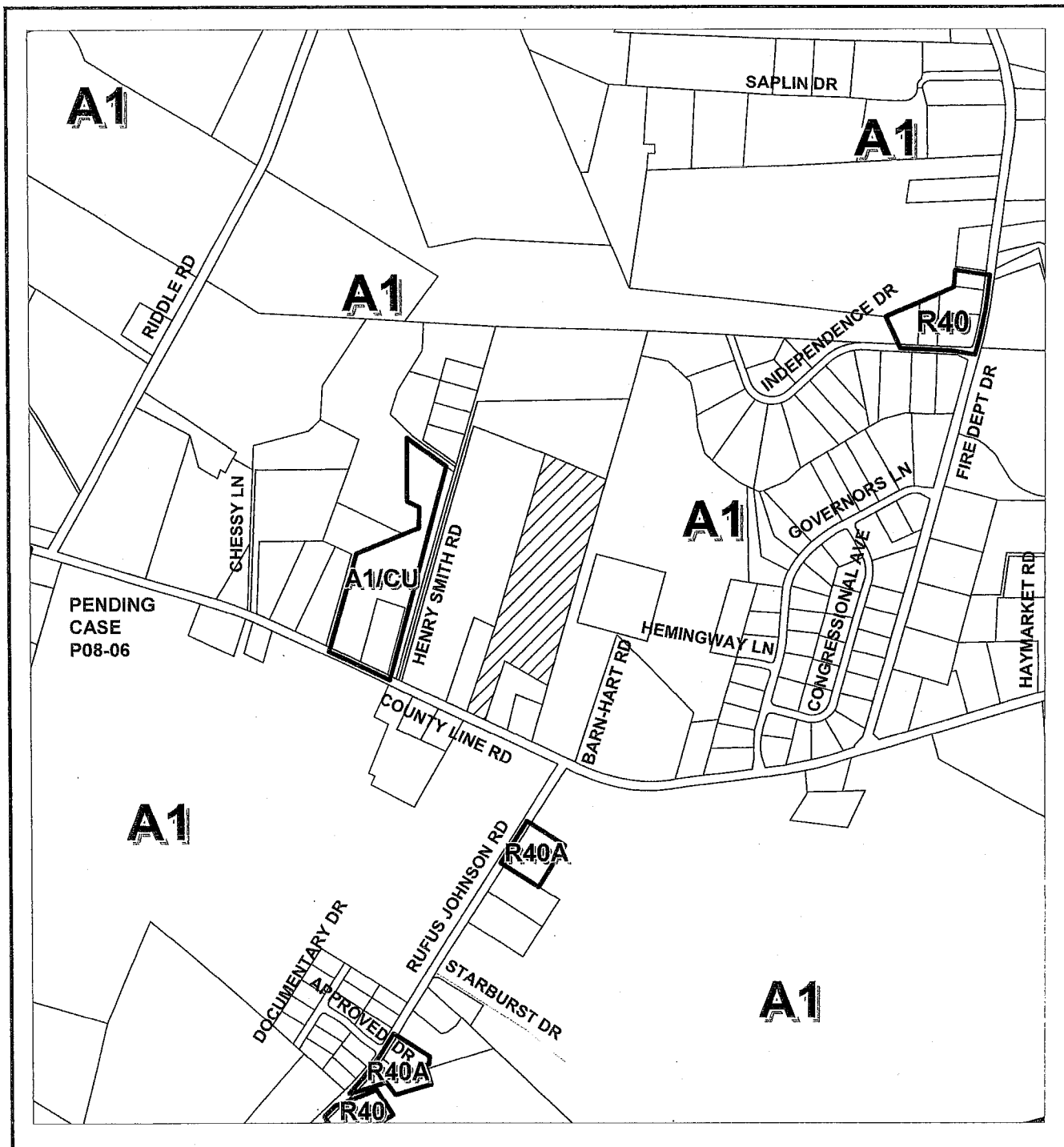
**Highway Plan:** There are no road improvements/constructions specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Program.

**Notes:**

Density (minus 15% for r/w):	A1 - 6 lots/units
	A1A - 12 lots/13units
	R40 - 13 lots/14 units

**First Class Mailed Notice Certification**

*A certified copy of the tax record owner(s) and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith.*



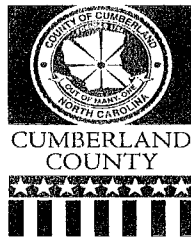
## REQUESTED REZONING: A1 TO R40

<b>ACREAGE: 14.92 AC.+/-</b>	<b>HEARING NO: P08-16</b>	
<b>ORDINANCE: COUNTY</b>	<b>HEARING DATE</b>	<b>ACTION</b>
<b>STAFF RECOMMENDATION</b>		
<b>PLANNING BOARD</b>		
<b>GOVERNING BOARD</b>		

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Roy Turner,  
Sara E. Piland,  
Cumberland County

Benny Pearce,  
Town of Eastover

## COUNTY of CUMBERLAND

### *Planning & Inspections Department*

May 13, 2008

#### **MEMORANDUM**

**TO:** Cumberland County Joint Planning Board

**FROM:** County Planning & Inspections Staff

**SUBJECT:** Staff Recommendation for May 20, 2008 Board Meeting

**P08-19:** REZONING OF 87.40+/- ACRES FROM R10 RESIDENTIAL TO RR RURAL RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 204 TOM STARLING ROAD, EAST OF US HIGHWAY 301 SOUTH, NORTH OF INTERSTATE 95, SUBMITTED AND OWNED BY ANTHONY & VIVIAN JACOBS.

The Planning & Inspections Staff recommends approval of the request for RR Rural Residential district based on the following:

1. The request is consistent with the 2010 Land Use Plan, which calls for medium density residential uses at this location; and
2. The requested district is in character with the current zoning of adjacent properties.

The subject property could also be found suitable for the R15 Residential District.

#### **Attachments:**

- 1 - Site Profile
- 2 - Rezoning Sketch Map

**P08-19**  
**SITE PROFILE**

**P08-19:** REZONING OF 87.40+/- ACRES FROM R10 RESIDENTIAL TO RR RURAL RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 204 TOM STARLING ROAD, EAST OF US HIGHWAY 301 SOUTH, NORTH OF INTERSTATE 95, SUBMITTED AND OWNED BY ANTHONY & VIVIAN JACOBS.

**Site Information:**

**Frontage & Location:** 490'+/- on Sanders Street

**Depth:** 1590'+/-

**Jurisdiction:** Cumberland County

**Adjacent Property:** No

**Current Use:** Residential and woodlands

**Initial Zoning:** RR - June 25, 1980 (Area 13); rezoned to R10 on June 20, 2005

**Nonconformities:** None

**Zoning Violation(s):** None

**Surrounding Zoning:** North: M(P), RR, R15 & R10; East: M(P); South: RR, M2, A1, RR/CU(open storage of dump trucks) & M(P); West: RR, C(P), CP/CU(cabinet mfg company), HS(P), R10 & R6A

**Surrounding Land Use:** Recreation vehicle park; residential rehabilitation facility; motor vehicle sales; solid waste disposal; cabinet making; motor vehicle parts and accessories; trade contractor activities (2); trailer rentals; equipment sales; office; residential (including manufactured home); woodlands

**2010 Land Use Plan:** Medium density residential

**Special Flood Hazard Area (SFHA):** None

**Urban Services Area:** Yes

**Water/Sewer Availability:** PWC/Septic

**Soil Limitations:** Yes, hydric: (TR) Torhunata and Lynn Haven soils

**School Capacity/Enrolled:** Gallberry Farm: 900/1081; South View Middle: 900/951; Gray's Creek High: 1270/1143

**Subdivision/Site Plan:** Subdivision and/or group development review required

**Average Daily Traffic Count (2006):** 17,000 on US HWY 301 South and 4,700 on Tom Starling Road

**Highway Plan:** No impact on the current Highway Plan or Transportation Improvement Program

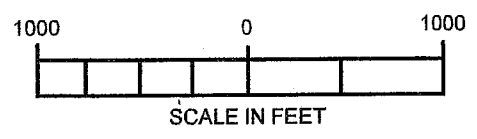
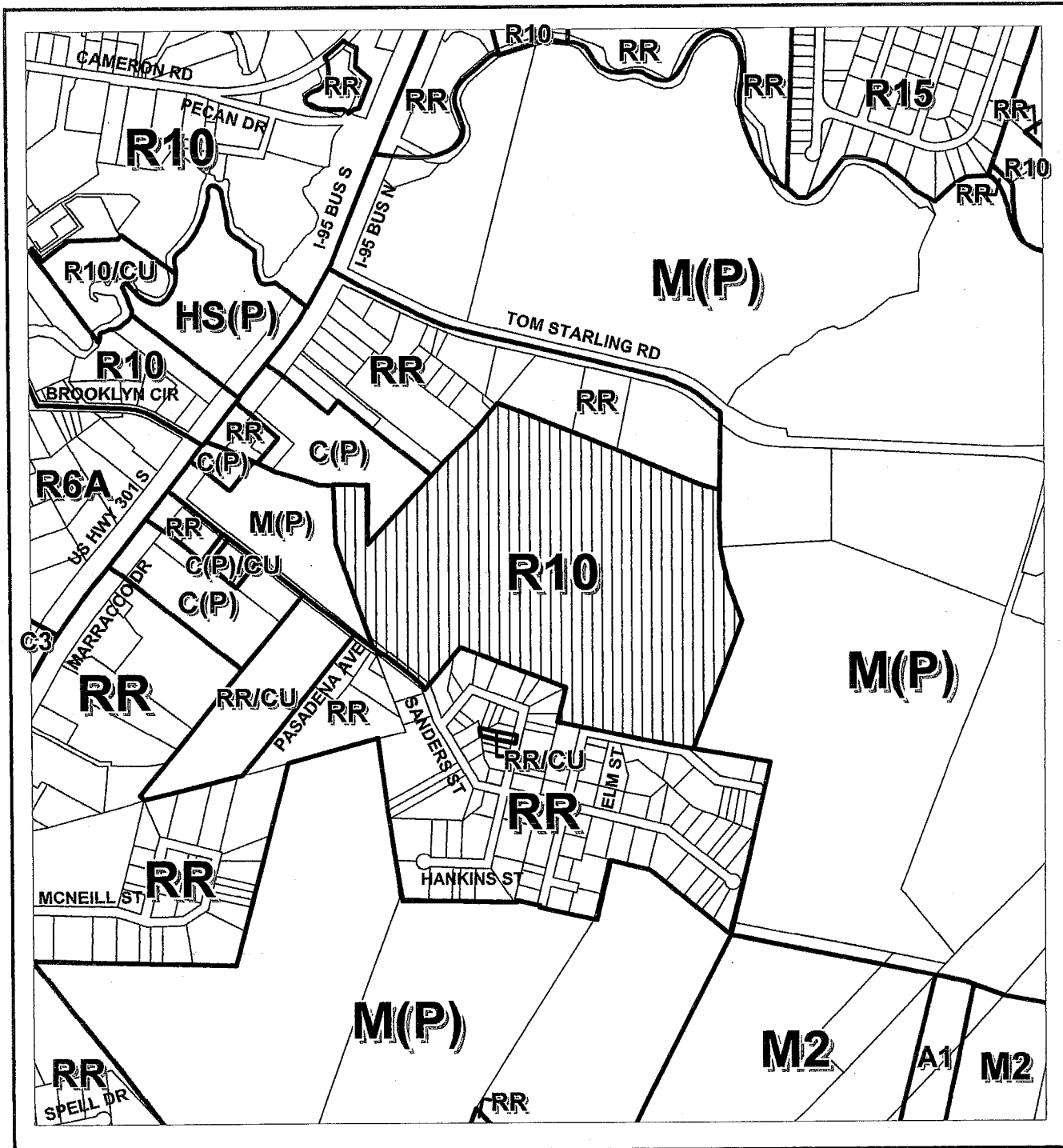
Note:

Density: RR - 190 lots  
R15 - 253 lots  
R10 - 380 lots

Density (minus 15% for r/w): RR - 161 lots  
R15 - 215 lots  
R10 - 323 lots

**First Class Mailed Notice Certification**

*A certified copy of the tax record owner(s) and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith.*



## REQUESTED REZONING: R10 TO RR

<b>ACREAGE: 87.40 AC.+/-</b>	<b>HEARING NO: P08-19</b>	
<b>ORDINANCE: COUNTY</b>	<b>HEARING DATE</b>	<b>ACTION</b>
<b>STAFF RECOMMENDATION</b>		
<b>PLANNING BOARD</b>		
<b>GOVERNING BOARD</b>		

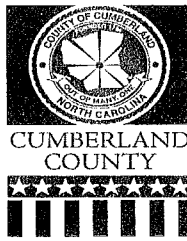
PIN: 0423-69-2329

JM  
4/18/08

Donovan McLaurin,  
Chair  
Wade, Falcon & Godwin

Lori Epler,  
Vice-Chair  
Cumberland County

Garland C. Hostetter,  
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Sara E. Piland,  
Cumberland County

Benny Pearce,  
Town of Eastover

May 13, 2008

### MEMORANDUM

**TO:** Cumberland County Joint Planning Board

**FROM:** County Planning & Inspections Staff

**SUBJECT:** Staff Recommendation for May 20, 2008 Board Meeting

**P08-20:** REZONING OF 2.72+/- ACRES FROM A1 AGRICULTURAL TO RR RURAL RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3171 TWO RUT ROAD, SUBMITTED BY CHRIS ROBERTS, OWNED BY BRODSTON INC.

The Planning & Inspections Staff recommends denial of the request for RR Rural Residential and recommends approval for R40A Residential district based on the following:

1. The recommendation is more consistent with the 2010 Land Use Plan, which calls for farmland at this location – 2010 Land Use Plan specifies R40A as suitable in the designated farmland areas;
2. The recommendation is consistent with the uses and lot sizes of properties within the general area; and

The R40 Residential District could also be found suitable at this location.

The applicant has verbally agreed to the staff recommendation of rezoning the subject property to R40A Residential.

**Attachments:**

- 1 - Site Profile
- 2 - Rezoning Sketch Map



**P08-20**  
**SITE PROFILE**

**P08-20:** REZONING OF 2.72+/- ACRES FROM A1 AGRICULTURAL TO RR RURAL RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3171 TWO RUT ROAD, SUBMITTED BY CHRIS ROBERTS, OWNED BY BRODSTON INC.

**Site Information:**

**Frontage & Location:** 1160' +/- on Two Rut Road

**Depth:** 65.63' +/-

**Jurisdiction:** Cumberland County

**Adjacent Property:** No

**Current Use:** Residential (including manufactured home)

**Initial Zoning:** A1 – March 1, 1994 (Area 17)

**Nonconformities:** None

**Zoning Violation(s):** None

**Surrounding Zoning:** North and West: RR & A1; East: A1 & A1A; South: A1 & C(P)

**Surrounding Land Use:** Religious worship facility (2); cemetery; residential (including manufactured homes); farmland; woodlands

**2010 Land Use Plan:** Farmland

**Special Flood Hazard Area (SFHA):** None

**Urban Services Area:** No

**Water/Sewer Availability:** Well/Septic; public water and sewer is 2200' west of site at NC 87

**NCDOT:** Developer will have to apply for a driveway permit

**Soil Limitations:** Yes, hydric: Roanoke and Wahee loams (Ro) and hydric inclusion: Wickham fine sandy (WmB)

**School Capacity/Enrolled:** Gray's Creek Elementary: 750/787; Gray's Creek Middle: 495/589; Gray's Creek High: 1270/1143

**Subdivision/Site Plan:** Subdivision/recombination approval required prior to permits

**Average Daily Traffic Count (2006):** 940 on Butler Nursery Road

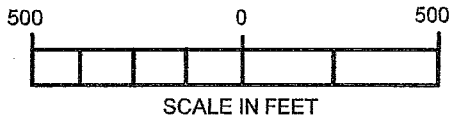
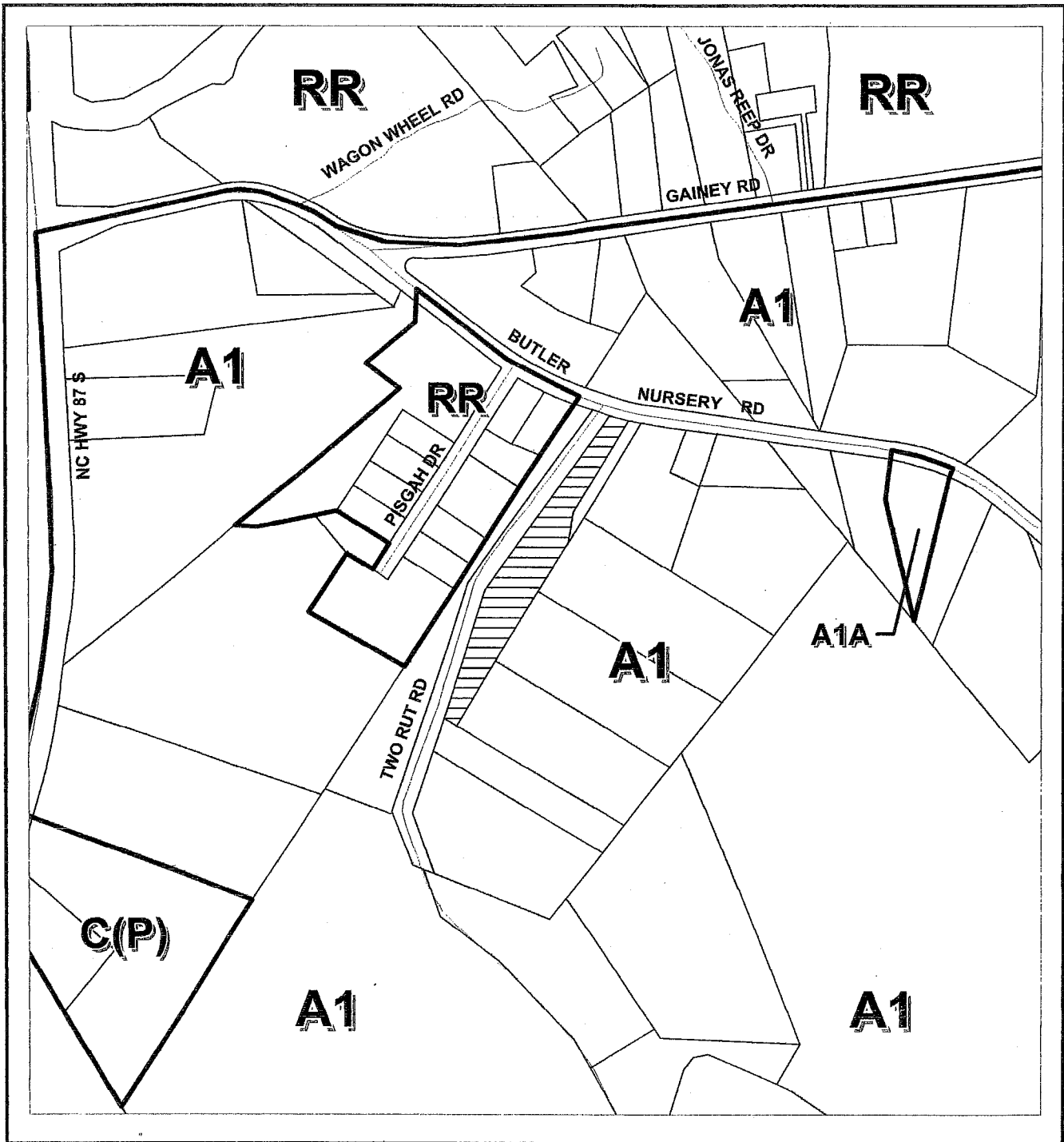
**Highway Plan:** No impact on the current Highway Plan or Transportation Improvement Program

Note:

Density:	A1 – 1 lot/1 unit
	A1A – 2lots/3 units
	R40A – 2 lots/3 units
	R30A – 3 lots/4 units
	RR – 5 lots/6 units

*First Class Mailed Notice Certification*

*A certified copy of the tax record owner(s) and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith.*



PIN: 0443-87-3406

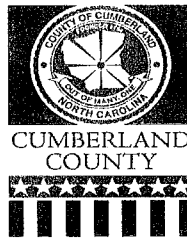
## REQUESTED REZONING A1 TO RR

<b>ACREAGE: 2.72 AC. +/-</b>	<b>HEARING NO: P08-20</b>	
<b>ORDINANCE: COUNTY</b>	<b>HEARING DATE</b>	<b>ACTION</b>
<b>STAFF RECOMMENDATION</b>		
<b>PLANNING BOARD</b>		
<b>GOVERNING BOARD</b>		

**Donovan McLaurin,**  
Chair  
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## **COUNTY of CUMBERLAND**

### *Planning & Inspections Department*

May 13, 2008

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Director

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Clifton McNeill, Jr.,  
Roy Turner,  
Sara E. Piland,  
Cumberland County

Benny Pearce,  
Town of Eastover

### **MEMORANDUM**

**TO:** Cumberland County Joint Planning Board

**FROM:** County Planning & Inspections Staff

**SUBJECT:** Staff Recommendation for May 20, 2008 Board Meeting

**P08-23:** REZONING OF 2.19+/- ACRES FROM R6A/CU RESIDENTIAL/CONDITIONAL USE (ANTIQUÉ SHOP) TO O&I(P) PLANNED OFFICE AND INSTITUTIONAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3135 & 3139 DUNN ROAD, SUBMITTED BY CRAIG WHEELER, OWNED BY GREGORY & LAURIE BARNES. (EASTOVER)

The Planning & Inspections Staff recommends approval of the request for O&I(P) Planned Office and Institutional district based on the following:

1. The request is consistent with the Eastover Area Detailed Land Use Plan, which calls for medium density residential and an activity node within the general vicinity;
2. The request is reasonable due to the immediate area transitioning to primarily non-residential uses and is consistent with the uses within the surrounding area; and
3. Upon development, connection to public utilities will be required.

There are no other suitable zoning districts to be considered for this request.

**Attachments:**

- 1 - Site Profile
- 2 - Rezoning Sketch Map

**P08-23**  
**SITE PROFILE**

**P08-23:** REZONING OF 2.19+/- ACRES FROM R6A/CU RESIDENTIAL/CONDITIONAL USE (ANTIQUÉ SHOP) TO O&I(P) PLANNED OFFICE AND INSTITUTIONAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3135 & 3139 DUNN ROAD, SUBMITTED BY CRAIG WHEELER, OWNED BY GREGORY & LAURIE BARNES. (EASTOVER)

**Site Information:**

**Frontage & Location:** 245.78'+/- on Dunn Road; 440'+/- on Murphy Road

**Depth:** 428.82'+/-

**Jurisdiction:** Town of Eastover

**Adjacent Property:** No

**Current Use:** Vacant structure

**Initial Zoning:** R6A- April 26, 1979 (Area 8)

**Nonconformities:** None; if approved, current structure would be nonconforming

**Zoning Violation(s):** None

**Surrounding Zoning:** North: A1, RR, RR/CU (enlargement of a sewing business) & C(P); East: R6A & C(P); South: C1(P), R6A, C(P) & C(P)/CUD (heating/air conditioning & other permitted uses); West: RR & R6A

**Surrounding Land Use:** Motel; convenience retail w/gasoline sales (2); residential (including multi-family); manufactured home park; residential habilitation support facility; wholesale sales; vacant building

**Eastover Area Detailed Land Use Plan:** Medium density residential, activity node within general vicinity

**Special Flood Hazard Area (SFHA):** None

**Water/Sewer Availability:** ESD/Septic (ESD sewer under construction, should be available October to December 2008)

**Soil Limitations:** None

**School Capacity/Enrolled:** Armstrong Elementary: 450/426; Mac Williams Middle: 1270/1162; Cape Fear High: 1425/1470

**Fire Marshal:** Building plans must be submitted for approval prior to any construction/permit application

**Subdivision/Site Plan:** Site plan approval required prior to permit application

**Average Daily Traffic Count (2006):** 35,000 on I-95 Business South; 20,100 on US HWY 301 and 4,700 on Murphy Road

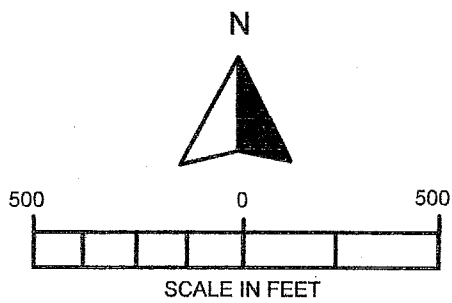
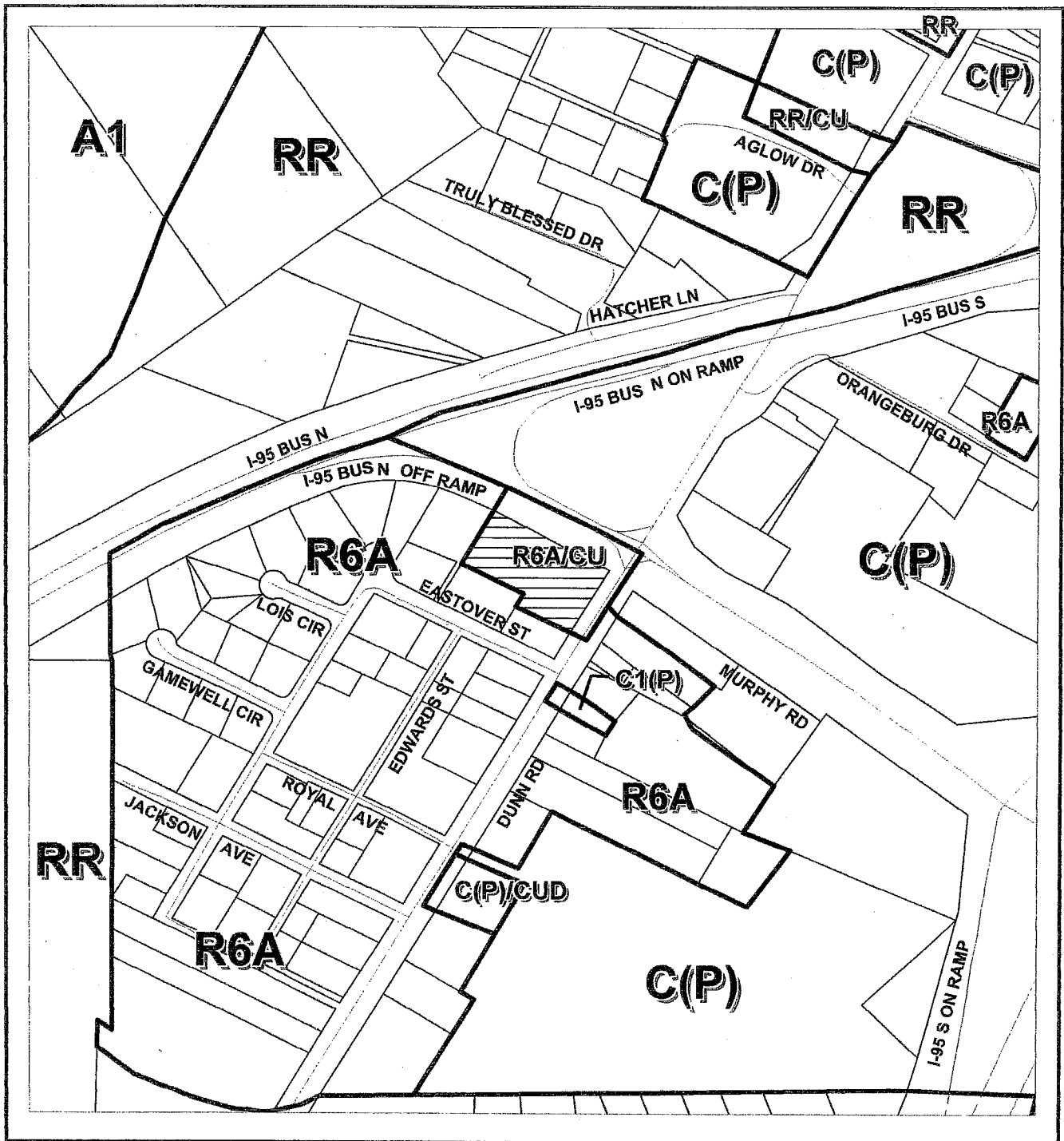
**Highway Plan:** No impact on the current Highway Plan or Transportation Improvement Program

Notes:

- Existing Conditional Use Overlay approved September 23, 1997 for an antique shop on the subject property (Case # P97-73).

*First Class Mailed Notice Certification*

*A certified copy of the tax record owner(s) and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith.*



PIN: 0468-16-9122

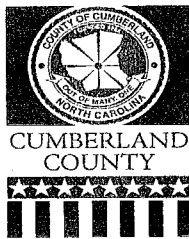
## REQUESTED REZONING R6A/CU TO O&I(P)

<b>ACREAGE: 2.19 AC. +/-</b>	<b>HEARING NO: P08-23</b>	
<b>ORDINANCE: EASTOVER</b>	<b>HEARING DATE</b>	<b>ACTION</b>
<b>STAFF RECOMMENDATION</b>		
<b>PLANNING BOARD</b>		
<b>GOVERNING BOARD</b>		

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## COUNTY of CUMBERLAND

### *Planning & Inspections Department*

May 13, 2008

#### **MEMORANDUM**

**TO:** Cumberland County Joint Planning Board

**FROM:** County Planning & Inspections Staff

**SUBJECT:** Staff Recommendation for May 20, 2008 Board Meeting

**P08-22:** REZONING OF 1.80+/- ACRES FROM R10 RESIDENTIAL TO C1(P) PLANNED LOCAL BUSINESS OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 6047 CAMDEN ROAD, SUBMITTED BY ALBEMARBLE OIL COMPANY, OWNED BY MARY & BAKER THOMPKINS.

The Planning & Inspections Staff recommends denial of the request for C1(P) Planned Local Business district based on the following:

1. Rezoning to the C1(P) district at this location would be arbitrary and will not serve a viable public purpose and would promote strip commercial development in a predominately residential area;
2. The request is neither reasonable nor compatible with the current zoning and character of the area; and
3. The request is not consistent with the 2010 Land Use Plan which calls for low density residential at this location.

There are no other suitable zoning districts to be considered for this request.

**Attachments:**

- 1 - Site Profile
- 2 - Rezoning Sketch Map

**P08-22**  
**SITE PROFILE**

**P08-22:** REZONING OF 1.80+/- ACRES FROM R10 RESIDENTIAL TO C1(P) PLANNED LOCAL BUSINESS OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 6047 CAMDEN ROAD, SUBMITTED BY ALBEMARBLE OIL COMPANY, OWNED BY MARY & BAKER THOMPKINS.

**Site Information:**

**Frontage & Location:** 234'+/- on Camden Road

**Depth:** 358.15'+/-

**Jurisdiction:** Cumberland County

**Adjacent Property:** No

**Current Use:** Residential

**Initial Zoning:** R10 – February 3, 1977 (Area 7)

**Nonconformities:** None; if approved, current use would be nonconforming

**Zoning Violation(s):** None

**Surrounding Zoning:** North: RR, R10 & R6A; East: R6A & MXD/CUD; South: RR, R10, R6 & R6A; West: R6A, R5A, C1(P) & C(P)

**Surrounding Land Use:** Commercial structure; manufactured home park; residential (including multi-family); woodlands

**2010 Land Use Plan:** Low density residential

**Special Flood Hazard Area (SFHA):** None

**Urban Services Area:** Yes

**Water/Sewer Availability:** PWC/PWC, extension and connection required upon new development

**Soil Limitations:** None

**School Capacity/Enrolled:** C. Wayne Collier Elementary: 600/607; Hope Mills

Middle: 740/779; South View High: 1800/1862

**Subdivision/Site Plan:** If request approved, site plan review required prior to new development

**Average Daily Traffic Count (2006):** 16,000 on Camden Road and 11,000 on Rockfish Road

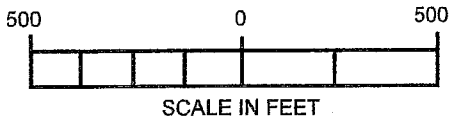
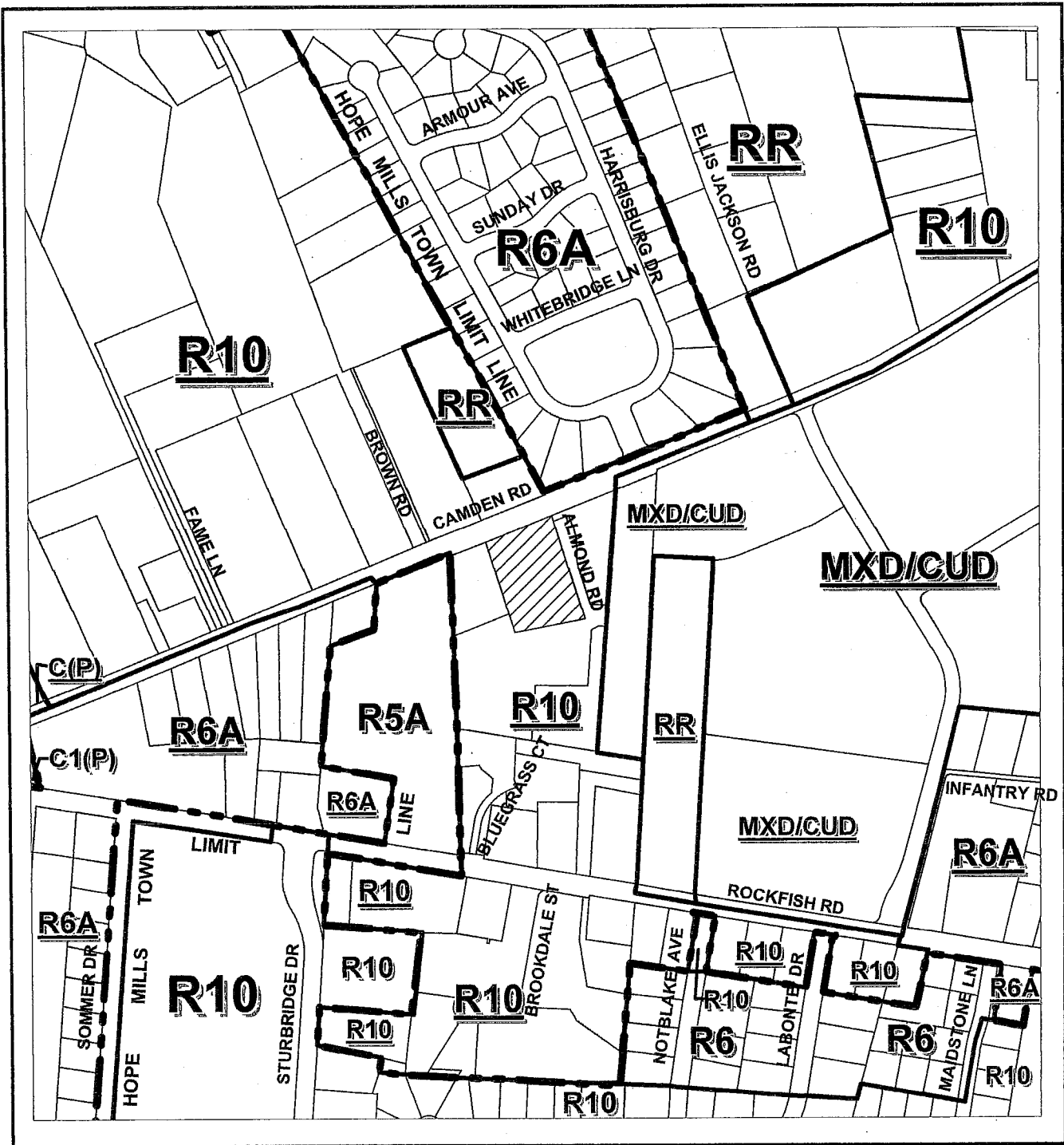
**Highway Plan:** Camden Road is identified as a major thoroughfare. This proposal calls for a multi-lane facility (U-3422) with a right-of-way of 100 feet. Road improvements are included in the 2007-2013 MTIP.

Note:

1. Hope Mills staff recommends denial of this request.
2. Infrastructure currently being installed in the adjacent MXD/CUD; building construction has not commenced.

*First Class Mailed Notice Certification*

*A certified copy of the tax record owner(s) and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith.*



## REQUESTED REZONING: R10 TO C1(P)

ACREAGE: 1.80 AC.+/-

HEARING NO: P08-22

ORDINANCE: COUNTY

HEARING DATE

ACTION

STAFF RECOMMENDATION

PLANNING BOARD

GOVERNING BOARD