

Patricia Hall,
Chair
Town of Hope Mills

Charles Morris,
Vice-Chair
Town of Linden

Garland C. Hostetter,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman

Donovan McLaurin,
Wade, Falcon & Godwin



CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

Planning & Inspections Department

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Diane Wheatley,
Carl Manning,
Walter Clark
Cumberland County

Benny Pearce,
Town of Eastover

TENTATIVE AGENDA

November 18, 2014

7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING DEFERRAL/WITHDRAWAL
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF OCTOBER 21, 2014
- VII. PUBLIC HEARING ITEMS
- VIII. PUBLIC HEARING CONSENT ITEMS

MODIFICATION OF CONDITIONAL ZONING

- A. **P02-04:** MODIFICATION OF CERTAIN ZONING DISTRICTS WITHIN AN EXISTING MIXED USE DEVELOPMENT APPROVED AS A CONDITIONAL USE OVERLAY (2001) BY REARRANGING 25.91+/- ACRES OF THE DISTRICT BOUNDARIES AS FOLLOWS: 12.67+/- ACRES OF O&I(P) PLANNED OFFICE AND INSTITUTIONAL/CU CONDITIONAL USE TO C(P) PLANNED COMMERCIAL/CU CONDITIONAL USE CONSISTING OF TWO AREAS (8.21 +/- ACRES AND 4.46+/- ACRES); AND 13.24+/- ACRES OF C(P) PLANNED COMMERCIAL/CU CONDITIONAL USE TO O&I(P) PLANNED OFFICE AND INSTITUTIONAL/CU CONDITIONAL USE OR TO MORE RESTRICTIVE ZONING DISTRICTS; LOCATED ON THE EAST SIDE OF SR 2252 (CHICKEN FOOT ROAD), SOUTH OF SR 2238 (SAND HILL ROAD); SUBMITTED BY THOMAS R. PREWITT ON BEHALF OF PREWITT LAND COMPANY LLC (OWNER) AND MOORMAN, KIZER AND REITZEL, INC.

REZONING CASES

- B. **P14-55.** INITIAL ZONING OF 10.00+/- ACRES TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 6636 GORDON WILLIAMS ROAD, OWNED BY MARIE W. BELL. (FALCON)

- C. **P14-56.** INITIAL ZONING OF 8.02+/- ACRES TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTHEAST SIDE OF SR 1860 (GORDON WILLIAMS ROAD), NORTHWEST OF SR 1806 (SHERRILL BAGGETT ROAD); OWNED BY MARGARET W. GREENWOOD. (FALCON)
- D. **P14-58.** REZONING OF 65.13+/- ACRES FROM A1 AGRICULTURAL TO R30 RESIDENTIAL/DD DENSITY DEVELOPMENT/ CZ CONDITIONAL ZONING DISTRICT FOR A 66 LOT RESIDENTIAL SUBDIVISION OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTHWEST SIDE OF SR 2243 (ROSLIN FARM ROAD), NORTH OF RUNNING FOX ROAD; SUBMITTED BY CHARLES T. AND JANET K. GARDNER (OWNERS).
- E. **P14-59.** REZONING 1.30+/- ACRES R10 RESIDENTIAL TO RR RURAL RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 2440, 2444 AND 2450 LILLINGTON HIGHWAY; SUBMITTED BY WILTON C. JONES, SR. (OWNER) AND GREGORY SPEARS.

IX. PUBLIC HEARING CONTESTED ITEMS

X. DISCUSSION

DIRECTOR'S UPDATE

XI. ADJOURNMENT

Patricia Hall,
Chair
Town of Hope Mills

Charles C. Morris,
Vice-Chair
Town of Linden

Garland C. Hostetter,
Town of Spring Lake
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Planning & Inspections Department

November 10, 2014

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Deputy Director

Vikki Andrews,
Diane Wheatley,
Carl Manning,
Walter Clark,
Cumberland County

Benny Pearce,
Town of Eastover

MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: Planning and Inspections Staff
SUBJECT: Staff Recommendation for the November 18, 2014 Board Meeting

P02-04. MODIFICATION OF CERTAIN ZONING DISTRICTS WITHIN AN EXISTING MIXED USE DEVELOPMENT APPROVED AS A CONDITIONAL USE OVERLAY (2001) BY REARRANGING 25.91+/- ACRES OF THE DISTRICT BOUNDARIES AS FOLLOWS: 12.67+/- ACRES OF O&I(P) PLANNED OFFICE AND INSTITUTIONAL/CU CONDITIONAL USE TO C(P) PLANNED COMMERCIAL/CU CONDITIONAL USE CONSISTING OF TWO AREAS (8.21 +/- ACRES AND 4.46+/- ACRES); AND 13.24+/- ACRES OF C(P) PLANNED COMMERCIAL/CU CONDITIONAL USE TO O&I(P) PLANNED OFFICE AND INSTITUTIONAL/CU CONDITIONAL USE OR TO MORE RESTRICTIVE ZONING DISTRICTS; LOCATED ON THE EAST SIDE OF SR 2252 (CHICKEN FOOT ROAD), SOUTH OF SR 2238 (SAND HILL ROAD); SUBMITTED BY THOMAS R. PREWITT ON BEHALF OF PREWITT LAND COMPANY LLC (OWNER) AND MOORMAN, KIZER AND REITZEL, INC.

This case was originally approved by the Board of Commissioners on February 25, 2001 as a Conditional Use Overlay for a mixed use development.

1st MOTION

The Planning and Inspections Staff recommends the board find that approval of the modification request for Case No. P02-04 is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for “urban” at this location because the districts in the modification request will be oriented towards the residents in the overall development. The request is also consistent with the Draft South Central Detailed Land Use Plan, which calls for “mixed use” at this location.

The staff also 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 meets or exceeds the location criteria of the adopted Land Use Policies Plan, in that: public water and sewer are available, there is direct access to a local road (Chicken Foot Road), should be a minimum of 10 acres, is a means to promote an alternative to strip commercial development and located on a sufficient site that provides adequate area for buffering, screening landscaping, parking and required open space.

2nd MOTION

In addition to the above information, the Planning and Inspections Staff recommends the board approve the modification to Case No. P02-04 based on the following:

- The modification is reasonable as it is an existing approved mixed use that would not change any of the residential, non-residential percentage requirements; and, the rearrangement, coupled with the impending realignment of Sand Hill Road and Braxton Road and renewed interest in the general area will locate commercially zoned property at an intersection providing convenient goods and services to local residents.

There are no other districts considered suitable for this request.

Attachments: 1 – Site Profile 2 – Sketch Map

P02-04
SITE PROFILE

P02-04. MODIFICATION OF CERTAIN ZONING DISTRICTS WITHIN AN EXISTING MIXED USE DEVELOPMENT APPROVED AS A CONDITIONAL USE OVERLAY (2001) BY REARRANGING 25.91+/- ACRES OF THE DISTRICT BOUNDARIES AS FOLLOWS: 12.67+/- ACRES OF O&I(P) PLANNED OFFICE AND INSTITUTIONAL/CU CONDITIONAL USE TO C(P) PLANNED COMMERCIAL/CU CONDITIONAL USE CONSISTING OF TWO AREAS (8.21 +/- ACRES AND 4.46+/- ACRES); AND 13.24+/- ACRES OF C(P) PLANNED COMMERCIAL/CU CONDITIONAL USE TO O&I(P) PLANNED OFFICE AND INSTITUTIONAL/CU CONDITIONAL USE OR TO MORE RESTRICTIVE ZONING DISTRICTS; LOCATED ON THE EAST SIDE OF SR 2252 (CHICKEN FOOT ROAD), SOUTH OF SR 2238 (SAND HILL ROAD); SUBMITTED BY THOMAS R. PREWITT ON BEHALF OF PREWITT LAND COMPANY LLC (OWNER) AND MOORMAN, KIZER AND REITZEL, INC.

Site Information:

Frontage & Location: 2,110.00'+/- on SR 2252 (Chicken Foot Road)

Depth: 530.00'+/-

Jurisdiction: Cumberland County

Adjacent Property: Yes; north, east and south of subject properties

Current Use: Vacant land

Initial Zoning: A1 – June 25, 1980 (Area 13); rezoned to O&I(P)/CU & C(P)/CU on February 25, 2002

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: C(P)/CU (Specified uses), M(P), C(P) & A1; South: O&I(P)/CU (Specified uses), R7.5 & A1; East: C(P)/CU (Specified uses), R10/CU (Specified uses) R6/CU (Specified uses), R7.5 & A1; West: RR, R10 & A1

Surrounding Land Use: Residential, truck terminal activities, daycare, office, restaurant, veterinarian, schools (2), farmland and woodlands

2030 Land Use Plan: Urban

Draft South Central Detailed Land Use Plan: Mixed use

Special Flood Hazard Area (SFHA): No

Water/Sewer Availability: PWC/ PWC

Soil Limitations: Yes, hydric – PA Pactolus loamy sand

School Capacity/Enrolled: Galberry Farm Elementary: 900/899; Gray's Creek Middle: 1,100/1,047; Gray's Creek High: 1,270/1,317

Subdivision/Site Plan: If approved, staff site plan approval is required

Sewer Service Area: Yes

Average Daily Traffic Count (2012): 11,000 on SR 2252 (Chicken Foot Road)

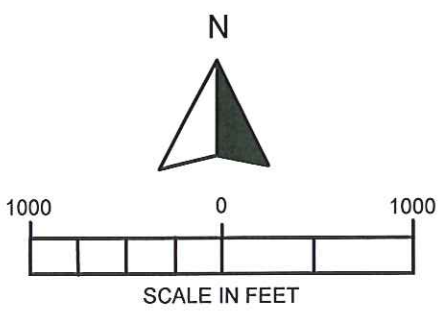
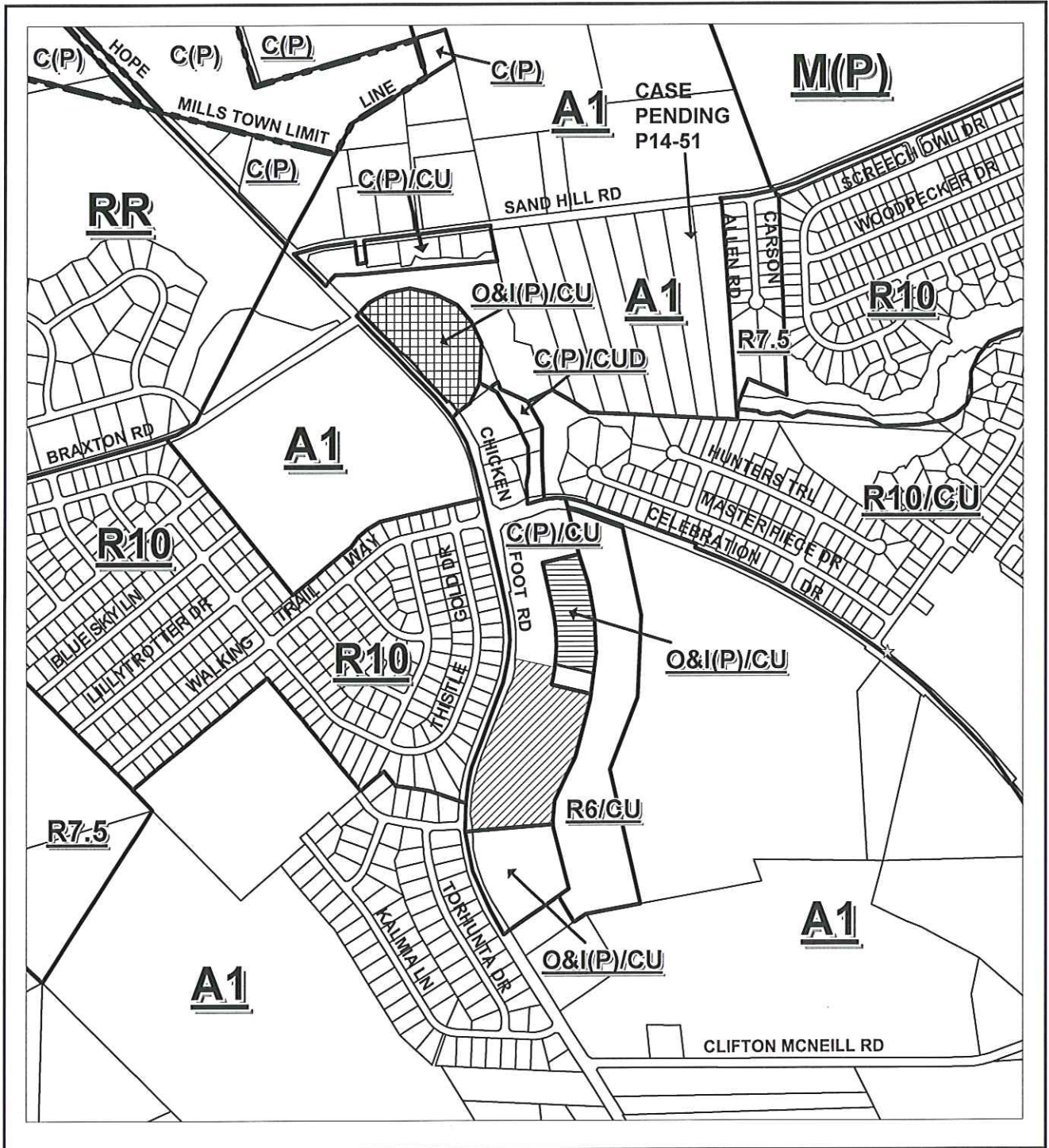
Highway Plan: There impending realignment of Braxton Road and Sand Hill Road (a NCDOT safety project) will divide the northern most property under consideration

Note:

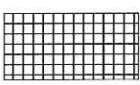
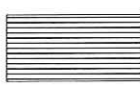
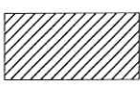
All related conditions of approval from Case No. P02-04 are applicable

First Class and Record Owners' Mailed Notice Certification

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



PORT OF PIN: 0422-68-6707
 PORT OF PIN: 0422-76-5912
 PORT OF PIN: 0422-76-2439

MODIFICATION OF		
 O&I(P)/CU TO C(P)/CU 8.21 AC +/-	 O&I(P)/CU TO C(P)/CU 4.46 AC +/-	 C(P)/CU TO O&I(P)/CU 13.24 AC +/-
ACREAGE: 25.91 AC +/-		HEARING NO: P02-04
ORDINANCE: COUNTY	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		

Patricia Hall,
Chair
Town of Hope Mills

Charles C. Morris,
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Benny Pearce,
Town of Eastover

November 10, 2014

TO: Cumberland County Joint Planning Board
FROM: Planning & Inspections Staff
SUBJECT: Staff Recommendation for November 18, 2014 Board Meeting

P14-55. INITIAL ZONING OF 10.00+/- ACRES TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 6636 GORDON WILLIAMS ROAD, OWNED BY MARIE W. BELL. (FALCON)

1st MOTION

The Planning and Inspections Staff recommends approval of the initial zoning Case No. P14-55 to C(P) Planned Commercial district based on the following:

1. Approving the C(P) zoning district would ensure that the subject property is zoned the same as properties in the immediate area that were recently initially zoned; and
2. The request was submitted by the Town of Falcon.

There are no other districts considered suitable for this case.

2nd MOTION

The County Planning Staff also recommends the board find that approval of the initial zoning to C(P) for Case No. P14-55 is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan* because the Plan calls for “community growth area” at this location and supports the commercial goal and objectives of the Vision Northeast Land Use Plan that include *concentrating of commercial activities at I-95 and Godwin-Falcon Road interchange and creating an atmosphere that supports existing and future small businesses*. However the initial zoning of the subject property to C(P) is not consistent with the Vision Northeast Land Use Plan map which calls for “farmland” at this location.

The staff also recommends the board further find that approval of the initial zoning to C(P) is reasonable and in the public interest because the location criteria as listed in the adopted Land Use Policies Plan for C(P) will be met or exceeded with the exception of public sewer which is not available, in that: public water is available, the property has direct access to a local road (Gordon Williams Road), there are other commercial uses in the area, and the subject property is of sufficient size to allow for adequate buffering, screening and landscaping.

Attachments:

1. Site Profile
2. Sketch Map

P14-55
SITE PROFILE

P14-55. INITIAL ZONING OF 10.00+/- ACRES TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 6636 GORDON WILLIAMS ROAD, OWNED BY MARIE W. BELL. (FALCON)

Site Information:

Frontage: 429.73'+/- on SR 1860 (Gordon Williams Road)

Depth: 767.09'+/-

Jurisdiction: Town of Falcon (annexation effective November 1, 2014)

Adjacent Property: Yes, south of subject property

Current Use: Farmland

Initial Zoning: A1 – November 25, 1980 (Area 14)

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: C(P) (Falcon) & A1; South, East & West: A1

Surrounding Land Use: Residential (including manufactured dwellings), farmland & woodlands

2030 Land Use Plan: Community growth area

Vision Northeast Land Use Plan: Farmland

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: Town of Falcon/Septic

Soil Limitations: None

School Capacity/Enrolled: District 7 Elementary: 300/258; Mac Williams Middle: 1,270/1,169; Cape Fear High: 1,425/1,541

Subdivision/Site Plan: If approved, new development will require review and approval

Average Daily Traffic Count (2012): 47,000 on I-95

Highway Plan: Gordon Williams Road is a local road. There are no road improvements/constructions specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Program

Mid Carolina RPO: I-95 is scheduled to be widened in fiscal year 2019 (I-4745) which may affect the subject property

Note:

Minimum Yard Setback Regulations:

C(P)

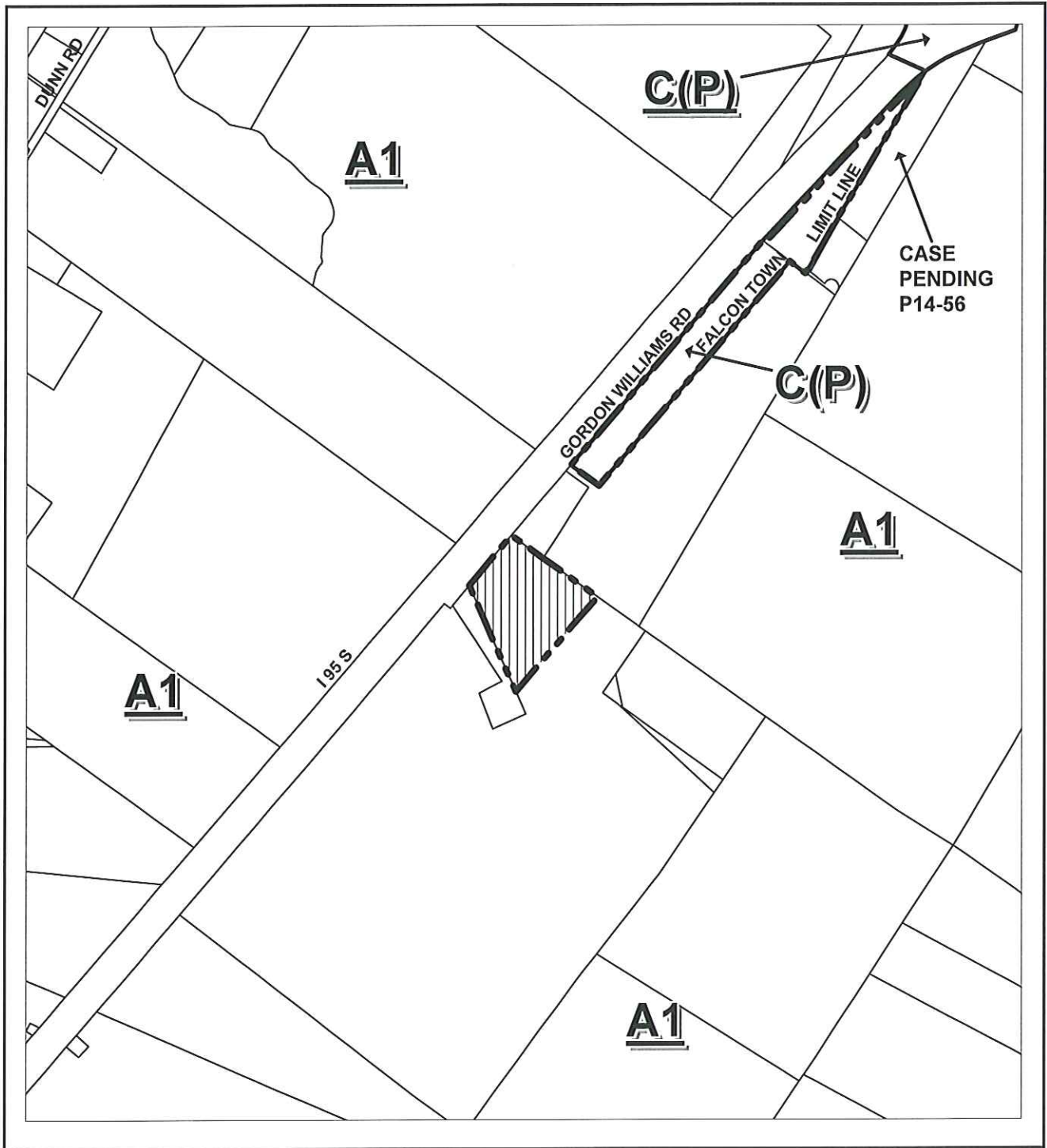
Front yard: 50'

Side yard: 30'

Rear yard: 30'

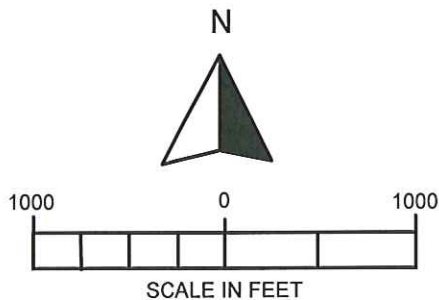
First Class and Record Owners' Mailed Notice Certification

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



INITIAL ZONING TO C(P)

EFFECTIVE ANNEXATION NOV 1, 2014



ACREAGE: 10.00 AC.+/-		HEARING NO: P14-55	
ORDINANCE: FALCON	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

Patricia Hall,
Chair
Town of Hope Mills

Charles C. Morris,
Vice-Chair
Town of Linden

Garland C. Hostetter,
Town of Spring Lake
Harvey Cain, Jr.,
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Carl Manning,
Walter Clark,
Cumberland County

Benny Pearce,
Town of Eastover

November 10, 2014

TO: Cumberland County Joint Planning Board
FROM: Planning & Inspections Staff
SUBJECT: Staff Recommendation for November 18, 2014 Board Meeting

P14-56. INITIAL ZONING OF 8.02+/- ACRES TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTHEAST SIDE OF SR 1860 (GORDON WILLIAMS ROAD), NORTHWEST OF SR 1806 (SHERRILL BAGGETT ROAD); OWNED BY MARGARET W. GREENWOOD. (FALCON)

1st MOTION

The Planning and Inspections Staff recommends approval of the initial zoning Case No. P14-56 to C(P) Planned Commercial district based on the following:

1. Approving the C(P) zoning district would ensure that the subject property is zoned the same as adjacent property which was rezoned to C(P) on August 5, 2013; and
2. The request was submitted by the Town of Falcon.

There are no other districts considered suitable for this case.

2nd MOTION

The County Planning Staff also recommends the board find that approval of the initial zoning to C(P) for Case No. P14-56 is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan* because the Plan calls for “community growth area” at this location and supports the commercial goal and objectives of the Vision Northeast Land Use Plan that include *concentrating of commercial activities at I-95 and Godwin-Falcon Road interchange and creating an atmosphere that supports existing and future small businesses*. However the initial zoning of the subject property to C(P) is not consistent with the Vision Northeast Land Use Plan map which calls for “farmland” at this location.

The staff also recommends the board further find that approval of the initial zoning to C(P) is reasonable and in the public interest because the location criteria as listed in the adopted Land Use Policies Plan for C(P) will be met or exceeded with the exception of public sewer which is not available, in that: public water is available, the property has direct access to a local road (Gordon Williams Road), there are other commercial uses in the area, and the subject property is of sufficient size to allow for adequate buffering, screening and landscaping.

Attachments:

1. Site Profile
2. Sketch Map

P14-56
SITE PROFILE

P14-56. INITIAL ZONING OF 8.02+/- ACRES TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTHEAST SIDE OF SR 1860 (GORDON WILLIAMS ROAD), NORTHWEST OF SR 1806 (SHERRILL BAGGETT ROAD); OWNED BY MARGARET W. GREENWOOD. (FALCON)

Site Information:

Frontage: 449.59'+/- on SR 1860 (Gordon Williams Road)

Depth: 1,545.91'+/-

Jurisdiction: Town of Falcon (annexation effective November 1, 2014)

Adjacent Property: No

Current Use: Farmland

Initial Zoning: A1 – November 25, 1980 (Area 14)

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: CP/CZ (motor vehicle repair), C(P), R40A, R40 (Falcon), RR & A1;

South: C(P) (Falcon) & A1; East: M (Falcon), C(P) (Falcon), R40A (Falcon) & A1; West: A1

Surrounding Land Use: Residential (including manufactured dwellings), convenience retail w/ gasoline sales, farmland & woodlands

2030 Land Use Plan: Community growth area

Vision Northeast Land Use Plan: Commercial

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: Town of Falcon/Septic

Soil Limitations: None

School Capacity/Enrolled: District 7 Elementary: 300/258; Mac Williams Middle: 1,270/1,169;

Cape Fear High: 1,425/1,541

Subdivision/Site Plan: If approved, new development will require review and approval

Average Daily Traffic Count (2012): 47,000 on I-95

Highway Plan: Gordon Williams Road & Sherrill Baggett Road are local roads. There are no road improvements/constructions specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Program

Mid Carolina RPO: I-95 is scheduled to be widened in fiscal year 2019 (I-4745) which may affect the subject property

Note:

Minimum Yard Setback Regulations:

C(P)

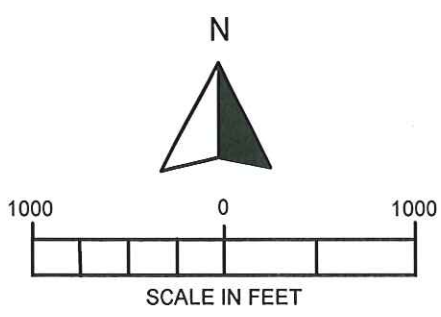
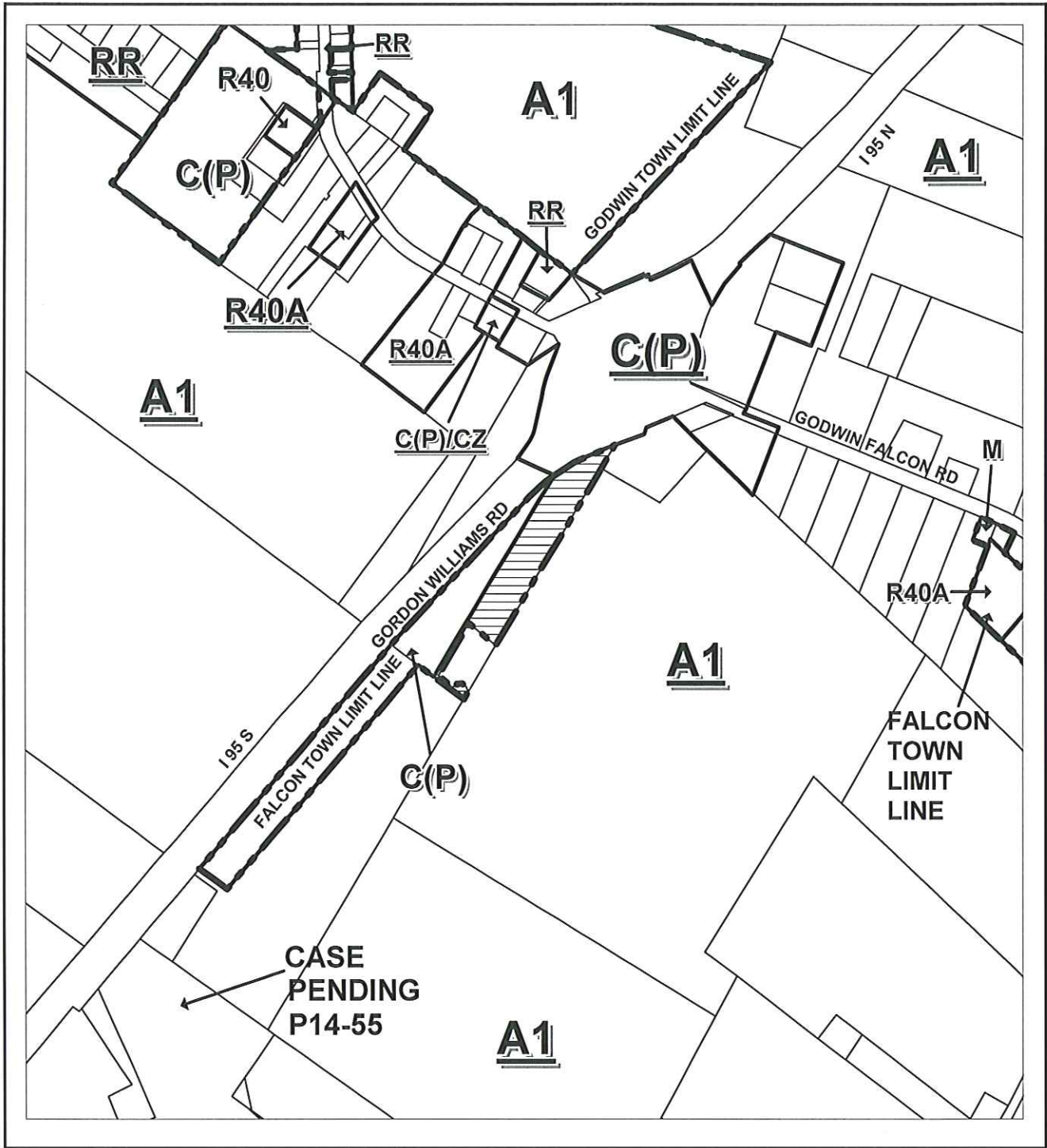
Front yard: 50'

Side yard: 30'

Rear yard: 30'

First Class and Record Owners' Mailed Notice Certification

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



PIN: 0592-87-2894

INITIAL ZONING TO C(P) EFFECTIVE ANNEXATION NOV 1, 2014		
ACREAGE: 8.02 AC.+/-	HEARING NO: P14-56	
ORDINANCE :FALCON	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		

Patricia Hall,
Chair
Town of Hope Mills

Charles C. Morris,
Vice-Chair
Town of Linden

Garland C. Hostetter,
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Benny Pearce,
Town of Eastover

November 10, 2014

MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: Planning and Inspections Staff
SUBJECT: Staff Recommendation for the November 18, 2014 Board Meeting

P14-58. REZONING OF 65.13+/- ACRES FROM A1 AGRICULTURAL TO R30 RESIDENTIAL/DD DENSITY DEVELOPMENT/ CZ CONDITIONAL ZONING DISTRICT FOR A 66 LOT RESIDENTIAL SUBDIVISION OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTHWEST SIDE OF SR 2243 (ROSLIN FARM ROAD), NORTH OF RUNNING FOX ROAD; SUBMITTED BY CHARLES T. AND JANET K. GARDNER (OWNERS).

1st MOTION

The Planning and Inspections Staff recommends the board find that approval of the request for rezoning in Case No. P14-58 is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for “urban fringe” at this location because the district requested will allow for single family dwelling units on relatively large lots in a suburban area.

The staff also 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 meets or exceeds the location criteria of the adopted Land Use Policies Plan, in that: *septic systems are allowed*, public sewer is not available; *direct access to a public street is required*, Roslin Farm Road is a public street; and the subject property is *not located in any defined critical area as defined by the Fort Bragg Small Study Area*.

2nd MOTION

In addition to the above information, the Planning and Inspections Staff recommends the board approve Case No. P14-58 for the R30 Residential/DD Density Development/CZ Conditional Zoning district for a 66 lot residential subdivision based on the following:

- The proposed development plan along with the Ordinance Related Conditions, provides a means of protecting and retaining the rural viewshed of the area by providing the 40 foot wide roadside buffer, a 20 foot wide perimeter buffer and ensuring the permanent retention of 40 percent of the tract as open space.

Generally, there are no other districts suitable for this request at this location. The property owner has voluntarily agreed to all “Ordinance Related Conditions”.

Attachments: 1 – Site Profile 2 – Sketch Map 3 – Site Plan 4 – Ordinance Related Conditions
5 – Application

P14-58
SITE PROFILE

P14-58. REZONING OF 65.13+/- ACRES FROM A1 AGRICULTURAL TO R30 RESIDENTIAL/DD DENSITY DEVELOPMENT/ CZ CONDITIONAL ZONING DISTRICT FOR A 66 LOT RESIDENTIAL SUBDIVISION OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTHWEST SIDE OF SR 2243 (ROSLIN FARM ROAD), NORTH OF RUNNING FOX ROAD; SUBMITTED BY CHARLES T. AND JANET K. GARDNER (OWNERS). (COUNTY)

Site Information:

Frontage & Location: 659.10'+/- on SR 2243 (Roslin Farm Road)

Depth: 2,540.35'+/-

Jurisdiction: Cumberland County

Adjacent Property: No

Current Use: substation & FAA tower

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

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: RR/CU (tour bus operation), C1(P) & A1; South: RR/DD/CZ (234 lot subdivision), A1/CU (allow 2.55 density), & CD; East: R40A & A1; West: RR

Surrounding Land Use: Residential (including manufactured homes), substations (2), tower, farmland & woodlands

2030 Growth Strategy Map: Urban fringe

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: Well/Septic

Soil Limitations: Yes, hydric – RA Rains sandy loam

School Capacity/Enrolled: Gallberry Farm Elementary: 900/899; Gray's Creek Middle: 1,100/1,047; Gray's Creek High: 1,270/1,317

Subdivision/Site Plan: If approved, "Ordinance Related Conditions" apply

Average Daily Traffic Count (2012): 2,100 on SR 2243 (Roslin Farm Road)

Highway Plan: Roslin Farm Road & Running Fox Road are local roads. 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:

1. Density minus 15% acres for R/W:
A1 – 28 lots/units
R40 – 60 lots/units
R30 – 80 lots/units

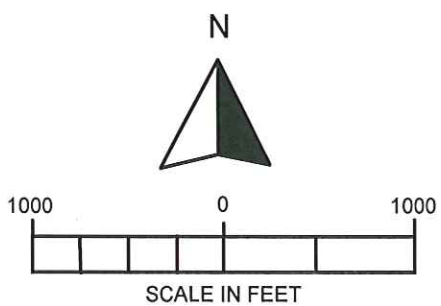
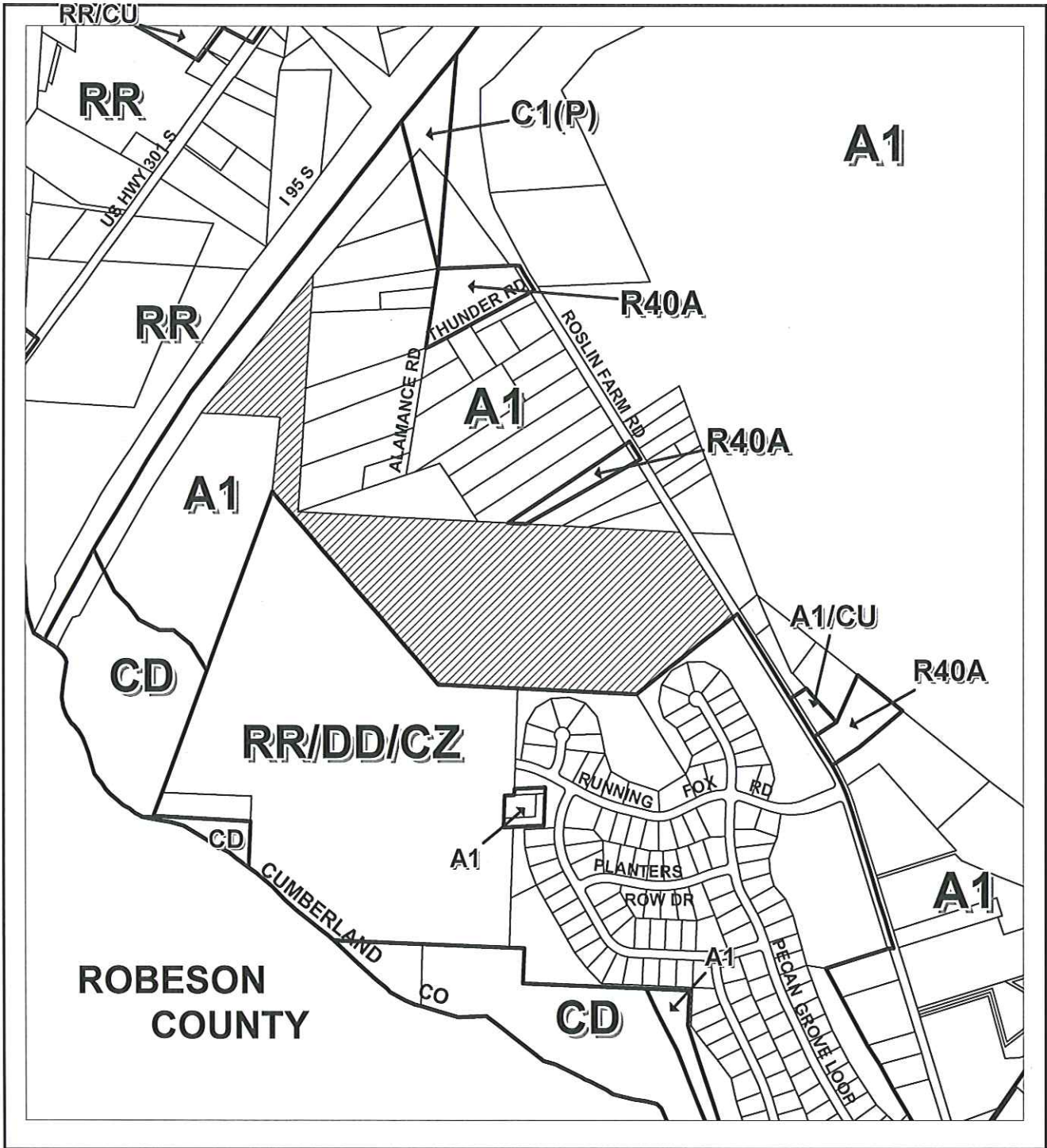
2. Minimum Yard Setbacks:

<u>A1</u>	<u>R40 & R30</u>
Front yard: 50'	Front yard: 30'
Side yard: 20'	Side yard: 15'
Rear yard: 50'	Rear yard: 35'

3. Contents of Application and Site Plan:
 1. Typical lot size is 100' x 200' (20,000 sq. ft)
 2. Requesting maximum 66 lots
 3. Site Plan provides 40.24% as open space where 40% is required

First Class and Record Owners' Mailed Notice Certification

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

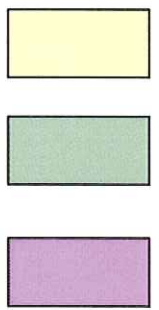


PIN: 0412-54-3178

REQUESTED REZONING A1 TO R30/DD/CZ

ACREAGE: 65.13 AC.+/-	HEARING NO: P14-58	
ORDINANCE: COUNTY	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		

11-10-14
AM



RESIDENTIAL

OPEN SPACE (TOTAL = 26.21 AC)

EXIST ELECTRIC TRANSMISSION LINE & SUB STATION



**R30 RESIDENTIAL/DENSITY
 DEVELOPMENT/CONDITIONAL ZONING
 REQUEST: A 66 LOT RESIDENTIAL SUBDIVISION
 CASE: P14-58 ACREAGE: 65.13 AC ±
 ZONED: A1 SCALE: NTS**

*SCALED DETAILED SITE PLAN IN FILE AVAILABLE FOR REVIEW UPON REQUEST

R30 RESIDENTIAL/DD DENSITY DEVELOPMENT/CZ CONDITIONAL ZONING DISTRICT

DRAFT

Ordinance Related Conditions

Permit-Related:

1. The owner/developer(s) of these lots must obtain detailed instructions on provisions of the County Zoning Ordinance and permits required to place any structure within this development from the County Code Enforcement Section, Room 101 in the Historic Courthouse at 130 Gillespie Street. For additional information, the developer should contact a Code Enforcement Officer.
2. The County Health Department must approve water and sewer plans prior to application for any permits. Site and soil evaluations must be conducted on the property by the County Environmental Health Department prior to application for permits. A copy of the Health Department approval must be provided to Code Enforcement at the time of application for any building/zoning permits. (Note: All Health Department requirements must be met prior to issuance of final permits.) (Section 2306 A, Water and Sewer, County Subdivision and Development Ordinance)
3. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application.
4. New development where the developer will disturb or intends to disturb more than one acre of land is subject to the Post-Construction Stormwater Management Permitting Program (Phase II Stormwater Management Requirements) administered by the Division of Water Quality, North Carolina Department of Environment and Natural Resources. If one acre or more of land is to be disturbed, prior to the issuance of any building/zoning permits for this site, a copy of the State's *Post-Construction Permit* must be provided to County Code Enforcement.
5. For any new development where the developer disturbs or intends to disturb more than one acre of land, the developer must provide the Code Enforcement Section with an approved NC Department of Environment and Natural Resources (NCDENR) sedimentation and erosion control plan (S&E) prior to any application for permits. (Note: If any retention/detention basins are required for state approval of this plan, then three copies of a revised plan must be submitted and approved by Planning & Inspections prior to application for any building/zoning permits.) A copy of the NCDENR approval must be provided to Code Enforcement at the time of application for any building/zoning permits.
6. The building final inspection cannot be accomplished until a Code Enforcement Officer inspects the site and certifies that the site is developed in accordance with the approved plans.
7. The developer must formally notify the NC Department of Transportation once construction of the public streets is complete and initiate the process of transferring the responsibility of road maintenance to the NCDOT. If application to the NCDOT District Engineer has not been formally submitted by the time building permits have been issued for 80% of the lots shown on the preliminary plan, no additional building permits can be issued until the NCDOT District Engineer notifies this department of the receipt of the application.

Site-Related:

8. All uses, dimensions, setbacks and other related provisions of the County Subdivision and Development Ordinance and Zoning Ordinances for the R30/DD/CZ zoning district for a 66 lot residential subdivision, to include the contents of the application and site plan must be complied with, as applicable.
9. All corner lots and lots fronting more than one street must provide front yard setbacks from each street.
10. This conditional approval is not approval of the permit for the freestanding development entrance signs. (Note: This conditional approval is **not** approval of the size, shape, or location of any signs.)
11. All applicable provisions of Section 2401, "Group Developments", County Subdivision and Development Ordinance, must be complied with.

12. For any new development, an adequate drainage system must be installed by the developer in accordance with the NC Department of Environment and Natural Resources' (NCDENR) *Manual on Best Management Practices* and all drainage ways must be kept clean and free of debris. (Section 2306 D, County Subdivision and Development Ordinance)
13. For new development, all utilities, except for 25kv or greater electrical lines, must be located underground. (Section 2306 C, County Subdivision and Development Ordinance)
14. In the event a stormwater utility structure is required by the NC Department of Environment and Natural Resources (NCDENR), the owner/developer must secure the structure with a four foot high fence with a lockable gate, and is required to maintain the detention/retention basin, keeping it clear of debris and taking measures for the prevention of insect and rodent infestation.
15. This review does not constitute a "subdivision" approval by NC Department of Transportation (NCDOT). A separate submittal to NCDOT will be required prior to consideration for addition to the system of any street within this development.
16. The developer must obtain a driveway permit from the NC Department of Transportation (NCDOT). A copy of the approved driveway permit must be provided to Code Enforcement at the time of application for building/zoning permits.
17. The NC Department of Transportation (NCDOT) must approve the street plans and the street(s) are required to be constructed to the NCDOT standards for secondary roads.
18. Turn lanes may be required by the NC Department of Transportation (NCDOT).
19. The open space s shall be preserved and used only as natural scenic, passive recreational, agricultural, pasture and/or meadow, forestry, wetlands or horticultural uses.
20. The perimeter buffer, 40 feet in width along the right-of-way and 20 foot wide around the remainder of the development, must be provided and maintained in accordance with Section 803.E of the County Zoning Ordinance. The application indicates the developer's intention of using the existing natural vegetation; however, in order to obtain opacity within three years, additional plantings may be required. Any new plantings are required to be three feet in height at time of planting, to reach a height of six feet within three years. A berm or combination berm and plantings may be also be used provided an initial height of three feet is achieved with a total height of six feet within three years.
21. All notes and calculations as shown on the site plan and contained in the application are to be considered as a part of this density development approval.

Plat-Related:

22. The final plat must be labeled as a "Zero Lot Line" development.
23. The open space, stormwater structures, perimeter buffer and recreation areas must also be labeled a "Common Area" on the final plat.
24. The developer is required to submit to Land Use Codes:
 - a. Three copies of proposed covenants, by-laws and articles of incorporation for the proposed development designating responsibility for the streets until accepted for maintenance by the NC Department of Transportation (NCDOT), and the open space and perimeter buffer by the owners' association for the development;
 - b. One copy of the deeds proposed for recordation conveying all common area to the proposed owners association;
 - c. One copy of any proposed supplemental covenants if the proposed development is to be submitted for final approval in phases; and
 - d. Two copies of each proposed final plat prior to the submission for final approval – can be a phase of the approved development or the complete development as approved.

These documents must be approved by the County Attorney prior to the sale of or submission for final plat approval of any lot or unit within this development.

25. The street name signs, in compliance with the County Street Sign Specifications, must be installed prior to final plat approval. The developer should contact Location Services for inquiries regarding the County's policy for street sign installation or, if the sign is commissioned from a private source, to schedule an inspection of the street sign(s). Land Use Codes must receive notice of agreement with the Location Services Section for sign installation or of satisfactory inspection prior to the approval of the final plat.
26. Because this development is a "density development" all common area (open space and perimeter) must be recorded as one initial final plat or if phasing the development the common area must be recorded incrementally, ensuring the 40% required open space is held to.
27. The builder/developer must provide the buildable envelopes on the final plat: providing a five-foot maintenance easement along each side of all common internal lines with all other applicable setbacks being provided for; or at the time of permit application, the individual plot plans must be approved by Land Use Codes prior to issuance of any permits.
28. Any/All easements must be reflected on the final plat and labeled as to type of easement, reference number for document creating the easement, and the name of the agency, individual, etc. who holds the easement.
29. All lots within this development must be served by an internal street system and a "no access" easement must be reflected on the final plat along SR 2243(Roslin Farm Road) on the common area/open space lot.
30. A 10' x 70' sight distance easement is required at the intersection of SR 2243 (Roslin Farm Road) with Lymstock Drive and must be reflected on the final plat.
31. A 25' right-of-way radius is required at all intersections and must be reflected on the final plat. (Section 2304.10.c, Street Design, County Subdivision and Development Ordinance)
32. The NC Department of Transportation (NCDOT) stamp must be affixed to the final plat prior to submission for final plat approval by Land Use Codes.
33. The notarized signature(s) of all current tax record owner(s) and notary certifications appear on the final plat when submitted for final approval. (Section 2503 D, Certificate of Ownership and Dedication, County Subdivision and Development Ordinance)
34. The developer is reminded that the improvements must be in place or that final plat approval will only be granted in accordance with Section 2502 B, C, or D, Final Plat – Guarantees of Improvements, County Subdivision and Development Ordinance. (Note: Once the improvements are in place, the developer is responsible for contacting Jeff Barnhill to schedule an inspection of the improvements.) **Note: For purposes of this conditional approval, the perimeter buffer is also considered an "improvement."**
35. The final plat must be submitted to Land Use Codes for review and approval for recording with the County Register of Deeds, and the plat must be recorded prior to any permit application for any structure and/or prior to the sale of any lot or unit within this development.

Plat-Required Statements:

36. Since this development does not have public water/sewer, the following disclosure statement is required to be provided on the final plat (Section 2504 C, On-Site Water and/or Sewer Disclosure, County Subdivision and Development Ordinance):

"The individual lots in this development do not have public sewer and/or water services available, and no lots have been approved by the Health Department for on-site sewer services or been deemed acceptable for private wells at the date of this recording."

37. All structures shall be shown on the final plat or the final plat shall reflect the following statement (Section 2504 D, County Subdivision and Development Ordinance):

"Nonconforming structures have not been created by this development plat."

38. Because the streets in this development have been approved as “public” streets and the streets do not yet qualify for acceptance by the NC Department of Transportation to the State system for maintenance purposes, the following statement is required to be included on the final plat (Section 2504 E, County Subdivision and Development Ordinance):

“The streets shown on this plat though labeled as “public” – unless otherwise noted – have not been accepted by the NC Department of Transportation as of the date of this recording. Until such time that the streets are accepted and formally added to the State system, maintenance and liability of the streets are the responsibility of the developer and any future lot owner(s).”

Other Relevant Conditions:

- 39. The applicant is advised to consult an expert on wetlands before proceeding with any development.
- 40. The US Postal Service most likely will require this development to have centralized cluster boxes for postal service to each lot or unit. The developer is advised contact the US Postal Growth Coordinator for the Mid-Carolinas District to determine the appropriate location for the cluster boxes. If the cluster box location requires changes to the subdivision or site plan, a revised preliminary/plan must be submitted to the Planning & Inspections Department for review and approval.
- 41. The owner/developer is responsible for ensuring easements which may exist on the subject property are accounted for, not encumbered and that no part of this development is violating the rights of the easement holder.
- 42. The developer(s) and any future lot owners are responsible for the maintenance and upkeep of the streets until such time the streets are added to the State system by the NC Department of Transportation (NCDOT) for maintenance purposes. The developer is advised to give notice of the street status to any future lot owners in the event the lots are conveyed prior to the NCDOT’s acceptance.
- 43. The owner/developer be aware that every deed created for a lot being served by an on-site water and/or sewer system must contain the following disclosure when filed with the County Register of Deeds:

“Public water and/or sewer services are not available as of the date of the recording of this deed. On-site sewer disposal systems must be approved by the County Health Department.”

Thank you for developing in Cumberland County!

If you need clarification of any conditions, please contact Ed Byrne at 910-678-7609 or Patti Speicher at 910-678-7605 with the Land Use Codes Section; otherwise, contact the appropriate agency at the contact numbers below.

Contact Information (Area Code is 910 unless otherwise stated):

Subdivision/Site Plan/Plat	Ed Byrne	678-7609
Code Enforcement (Permits):	Ken Sykes	321-6654
County Health Department:	Daniel Ortiz	433-3680
Ground Water Issues:	Matt Rooney	678-7625
Robeson Co Public Utilities:	BH Harris	(910) 671-3485
County Public Utilities:	Amy Hall	678-7637
Corp of Engineers (wetlands):	Emily Greer	(910) 251-4049
NC DENR (E&S):	Sally Castle	433-3300
Location Services:		
Site-Specific Address:	Ron Gonzales	678-7616
Street Naming/Signs:	Diane Shelton	678-7665
Tax Parcel Numbers:		678-7549
NCDOT (driveways/curb-cuts):	Gary Burton	486-1496
NCDOT (subdivision roads):	David Plummer	486-1496
N.C. Division of Water Quality:	Mike Randall	(919) 733-5083 ext. 545
United States Postal Service	Terry Carr	(704) 393-4466

TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD AND THE BOARD OF COUNTY COMMISSIONERS OF CUMBERLAND COUNTY, NC:

I (We), the undersigned, hereby submit this application, and petition the County Commissioners to amend and to change the zoning map of the County of Cumberland as provided for under the provisions of the County Zoning Ordinance. In support of this petition, as hereinafter requested, the following facts are submitted:

1. Applicant/Agent CHARLES T. GARDNER & JANET K. GARDNER
2. Address: 6742 ROSLIN FARM RD. Zip Code 28348
3. Telephone: (Home) 910-818-4093 (Work) 910-425-4117
4. Location of Property: _____
5. Parcel Identification Number (PIN #) of subject property: 0412-54-3178
(also known as Tax ID Number or Property Tax ID)
6. Acreage: 65.13 Frontage: 660' Depth: 2550'
7. Water Provider: WELL
8. Septage Provider: SEPTIC TANK
9. Deed Book 6089, Page(s) 303, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
10. Existing use of property: AGRICULTURAL
11. Proposed use(s) of the property: RESIDENTIAL

NOTE: Be specific and list all intended uses.

12. It is requested that the foregoing property be rezoned FROM: A1

TO: (Select one)

_____ Conditional Zoning District, with an underlying zoning district of _____
(Article IV)

_____ Mixed Use District/Conditional Zoning District (Article VI)

_____ Planned Neighborhood District/Conditional Zoning District (Article VII)

_____ Density Development/Conditional Zoning District, at the R20 Density
(Article VIII)

The Planning and Inspections Staff is available for advice on completing this application; however, they are not available for completion of the application.

APPLICATION FOR
CONDITIONAL ZONING

1. PROPOSED USE(S):

- A. List the use(s) proposed for the Conditional Zoning. (Use of the underlying district will be restricted only to the use(s) specified in this application.)

66 LOT RESIDENTIAL SUBDIVISION

- B. Density: List the amount of acreage that will be residential, commercial, and/or open space, and the number of lots and/or dwelling units proposed, and the square footage of the non-residential units.

AVERAGE LOT SIZE 200,000 SQ FT.

2. DIMENSIONAL REQUIREMENTS:

- A. Reference either the dimensional requirements of the district, Sec. 1104 or list the proposed setbacks.

PER SITE PLAN

- B. Off-street parking and loading, Sec.1202: List the number of spaces, type of surfacing material and any other pertinent information.

NA

3. SIGN REQUIREMENTS:

Reference the district sign regulations proposed from Article XIII.

PER SITE PLAN

4. LANDSCAPE AND BUFFER REQUIREMENTS:

- A. For all new non-residential and mixed use development abutting a public street, indicate the number and type of large or small ornamental trees used in the streetscape, yard space, and/or parking areas, plus the number and type of shrubs. (Sec. 1102N). **NOTE: All required landscaping must be included on the site plan.**

PER SITE PLAN

- B. Indicate the type of buffering and approximate location, width and setback from the property lines.

~~PER~~ PER SITE PLAN

5. MISCELLANEOUS:

List any information not set forth above, such as the days and hours of the operation, number of employees, exterior lighting, noise, odor and smoke, emission controls, etc.

NA

6. SITE PLAN REQUIREMENTS:

The application must include a site plan drawn to the specifications of Sec. 1402. If the proposed uses involve development subject to the County Subdivision Ordinance, the site plan required may be general in nature, showing a generalized street pattern, if applicable, and the location of proposed uses. If the proposed uses include development not subject to the Subdivision Ordinance, the site plan shall be of sufficient detail to allow the Planning and Inspections Staff and the Planning Board to analyze the proposed uses and arrangement of uses on the site. It shall also include the footprints of all buildings (proposed and existing), the proposed number of stories, location and number of off-street parking and loading spaces, proposed points of access to existing streets and internal circulation patterns. In addition, the location of all proposed buffers and fences and landscaping shall be included on the site plan.

7. STATEMENT OF ACKNOWLEDGMENT:

It is understood by the undersigned that the official zoning map, as originally adopted and subsequently amended, is presumed to be appropriate to the property involved and that the burden of proof for a zoning amendment (rezoning) rest with the petitioner.

It is the responsibility of the petitioner (personally or by agent) to submit to the Planning and Inspections Department a valid request within a complete application.

I further understand I must voluntarily agree to all ordinance related conditions prior to the first hearing on the case or any disagreement may be cause for an unfavorable recommendation. The undersigned hereby acknowledge that the Planning and Inspections Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

CHARLEST & JANEK GARDNER
NAME OF OWNER(S) (PRINT OR TYPE)

5405 LAKEVIEW RD., HOPE MONS, NC 28348
ADDRESS OF OWNER(S)

charlestgardner@hotmail.com
E-MAIL

910-818-4093
HOME TELEPHONE

910-425-4117
WORK TELEPHONE

Charles T. Gardner
SIGNATURE OF OWNER(S)

JANEK GARDNER
SIGNATURE OF OWNER(S)

MOORMAN, KYSER & RIETZEL
NAME OF AGENT, ATTORNEY, APPLICANT (by assign) (PRINT OR TYPE)

115 BROADFOOT AVE. FAYETTEVILLE, NC 28314
ADDRESS OF AGENT, ATTORNEY, APPLICANT

484-5191
HOME TELEPHONE

WORK TELEPHONE

E-MAIL ADDRESS

FAX NUMBER

SIGNATURE OF AGENT, ATTORNEY, OR APPLICANT

Patricia Hall,
Chair
Town of Hope Mills

Charles C. Morris,
Vice-Chair
Town of Linden

Garland C. Hostetter,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman

Donovan McLaurin
Wade, Falcon & Godwin



CUMBERLAND
★ COUNTY ★
NORTH CAROLINA

—◆—
Planning & Inspections Department

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Diane Wheatley,
Carl Manning,
Walter Clark,
Cumberland County

Benny Pearce,
Town of Eastover

November 10, 2014

MEMORANDUM

TO: Cumberland County Joint Planning Board

FROM: Planning and Inspections Staff

SUBJECT: Staff Recommendation for the November 18, 2014 Board Meeting

P14-59. REZONING 1.30+/- ACRES R10 RESIDENTIAL TO RR RURAL RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 2440, 2444 AND 2450 LILLINGTON HIGHWAY; SUBMITTED BY WILTON C. JONES, SR. (OWNER) AND GREGORY SPEARS.

1st MOTION

The Planning and Inspections Staff recommends the board find that approval of the request for rezoning in Case No. P14-59 is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for “urban” at this location. The request is not consistent with the Spring Lake Area Land Use Plan, which calls for “light commercial development”, however, the request will allow for various housing types and a limited number of non-residential uses.

The staff also 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 meets or exceeds the location criteria of the adopted Land Use Policies Plan, in that: *septic systems are allowed*, public sewer is not available; *direct access to a public street is required*, Lillington Highway is a public street; and the subject property is *not located in any defined critical area as defined by the Fort Bragg Small Study Area*.

2nd MOTION

In addition to the above information, the Planning and Inspections Staff recommends the board approve Case No. P14-59 for RR Rural Residential district based on the following:

1. Public water is available to the subject property;
2. The RR Rural Residential district will allow for land uses and lot sizes that exist in the general area.

There are no other districts considered suitable for this request.

Attachments:
1 – Site Profile
2 – Sketch Map

P14-59
SITE PROFILE

P14-59. REZONING 1.30+/- ACRES R10 RESIDENTIAL TO RR RURAL RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 2440, 2444 AND 2450 LILLINGTON HIGHWAY; SUBMITTED BY WILTON C. JONES, SR. (OWNER) AND GREGORY SPEARS.

Site Information:

Frontage: 175.34'+/- on NC Hwy 210 (Lillington Highway)

Depth: 370.94'+/-

Jurisdiction: Cumberland County

Adjacent Property: No

Current Use: 1 stick built & 2 manufactured dwellings

Initial Zoning: R10– January 11, 1977 (Area 11)

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: C1(P), O&I(P), RR, R10 & R6A; South: O&I(P)/CU (dog kennel), C1(P), O&I(P), RR, R10, R6 (Spring Lake) & CD; East: RR & R6 (Spring Lake); West: C1(P) & R10

Surrounding Land Use: Residential (including manufactured dwellings), tire sales, vacant commercial structure, water tower, religious worship, food sales (2), substation, restaurants (2), barbering, bar, manufactured home park & woodlands

2030 Land Use Plan: Urban

Spring Lake Area Detailed Land Use Plan: Light commercial

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: Town of Spring Lake /Septic

Soil Limitations: Yes, hydric – WMB Wickham fine sandy

School Capacity/Enrolled: Lillian Black Elementary: 265/221; Spring Lake Middle: 700/488; Pine Forest High: 1,750/1,597

Subdivision/Site Plan: Group development approved, Case No. 2014-110

US Fish & Wildlife: No objection to rezoning as property is relatively small; however, concerned about loss of trees for dispersal corridor for red-cockaded woodpeckers in this general area

Municipal Influence Area: Town of Spring Lake

Average Daily Traffic Count (2012): 19,000 on NC Hwy 210 (Lillington Highway)

Highway Plan: NC Hwy 210 (Lillington Highway) is identified in the highway plan as a Principal Arterial that is designated as needing improvement. The current right-of-way is 110 feet

Notes:

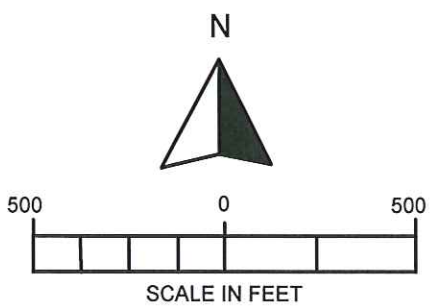
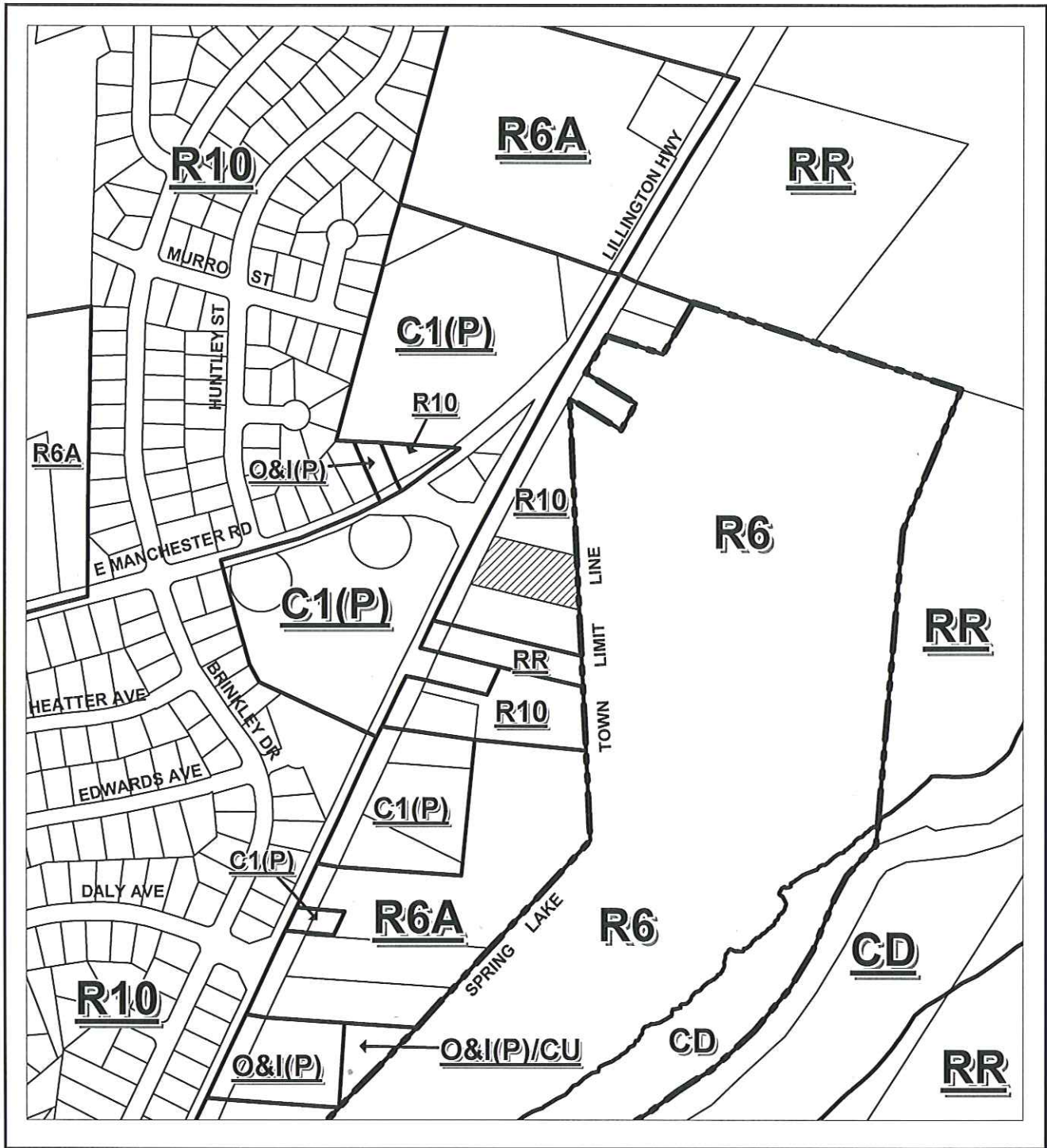
1. Density (minus 15% for R/W):
R7.5 – 8 lots/units (6 lots/units)
RR – 3 lots/units (2 lots/units)

2. Minimum Yard Setback Regulations:

<u>R7.5</u>	<u>RR</u>
Front yard: 30'	Front yard: 30'
Side yard: 10'	Side yard: 15'
Rear yard: 35'	Rear yard: 35'

First Class and Record Owners' Mailed Notice Certification

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



PIN: 0513-50-4927

REQUESTED REZONING R10 TO RR

ACREAGE: 1.3 AC.+/-		HEARING NO: P14-59	
ORDINANCE: COUNTY	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			