

Patricia Hall,
Chair
Town of Hope Mills

Charles Morris,
Vice-Chair
Town of Linden

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,
Diane Wheatley,
Carl Manning,
Walter Clark
Cumberland County

Benny Pearce,
Town of Eastover

TENTATIVE AGENDA

June 21, 2016

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 JUNE 7, 2016
- VII. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

- A. **P16-29.** REZONING OF 2.81+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 6309 NC HIGHWAY 87 SOUTH, SUBMITTED BY EDMON & EVA HORN (OWNERS).
- B. **P16-31.** INITIAL ZONING OF 1.18+/- ACRES R6A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE WEST SIDE OF DEAVER CIRCLE, SOUTH OF HACKBERRY DRIVE; SUBMITTED BY DEAVER CIRCLE APARTMENTS, LLC (OWNER). (HOPE MILLS)
- C. **P16-32.** REZONING OF 2.01+/- ACRE FROM A1 AGRICULTURAL TO A1A AGRICULTURAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1430 PORT RICHEY LANE, SUBMITTED BY JOY PITTMAN (OWNER).
- D. **P16-34.** REZONING 20.90+/- ACRES FROM A1 AGRICULTURAL TO R20 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT THE NORTHEAST QUADRANT OF US HWY 401 (RAMSEY STREET) & SR 1704 (PALESTINE ROAD); SUBMITTED BY GLENDA LITTLE (OWNER) & BRIAN RAYNOR (AGENT).
- E. **P16-35.** INITIAL ZONING OF 2.65+/- ACRES R6A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE WEST SIDE OF SOMMER DRIVE, SOUTH OF SR 1112 (ROCKFISH ROAD); SUBMITTED BY DEAVER CIRCLE APARTMENTS, LLC (OWNER). (HOPE MILLS)

VIII. CONTESTED ITEMS

- F. **P16-30.** REZONING OF 7.87+/- ACRES FROM RR RESIDENTIAL & CD CONSERVANCY DISTRICT TO A1 AGRICULTURAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 8175 MCCORMICK BRIDGE RD, SUBMITTED BY TOM BROOKS (AGENT) ON BEHALF OF MCCORMICK FARMS LIMITED PARTNERSHIP (OWNER).

- G. **P16-33.** REMOVAL OF 0.29+/- ACRES FROM MSOD MAIN STREET OVERLAY DISTRICT & REZONING OF 0.29+/- ACRES FROM R6 RESIDENTIAL AND C3 HEAVY COMMERCIAL TO C3 HEAVY COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 800 NORTH MAIN STREET, SUBMITTED BY DONALD MOSS (OWNER). (SPRING LAKE)

IX. DISCUSSION

DIRECTOR'S UPDATE

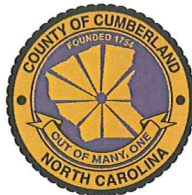
X. ADJOURNMENT

Patricia Hall,
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Jami McLaughlin,
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Harvey Cain, Jr.,
Town of Stedman

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CUMBERLAND
COUNTY
NORTH CAROLINA

Planning & Inspections Department

June 14, 2016

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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 June 21, 2016 Board Meeting

P16-29. REZONING OF 2.81+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 6309 NC HIGHWAY 87 SOUTH, SUBMITTED BY EDMON & EVA HORN (OWNERS).

1st 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 “rural” development at this location, because the district requested will allow for single family dwelling units on relatively large lots in a rural area. Although the request is not entirely consistent with the South Central Land Use Plan which calls for “farmland,” the requested district follows the plan’s recommendation “to allow rezoning to one acre lots on tracts ten acres or less in the farmland area.”

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 meets or exceeds the location criteria of the adopted Land Use Policies Plan, in that: *individual well and septic systems are allowed; could be located in any defined critical area as defined by the Fort Bragg Small Study Area; desirable to be limited to one unit per acre in areas with hydric soils and severe septic tank limitations; desirable to not be located in an area that is a prime industrial site and may be outside the Sewer Service Area.*

2nd MOTION

The Planning and Inspections Staff recommends the board approve Case No. P16-29 for R40 Residential, in addition to the information above, based on the following:

- The R40 Residential district will allow for land uses and lot sizes that exist in the general area.

The A1A district could also be considered suitable at this location.

Attachments:

- 1 – Site Profile
- 2 – Sketch Map

P16-29
SITE PROFILE

P16-29. REZONING OF 2.81+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 6309 NC HIGHWAY 87 SOUTH, SUBMITTED BY EDMON & EVA HORN (OWNERS).

Site Information:

Frontage & Location: 400'+/- on NC HWY 87 S

Depth: 300'+/-

Jurisdiction: County

Adjacent Property: No

Current Use: Residential (one "stick-built" home)

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

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: A1 & R30; South: A1, R40 & RR; East: A1 & R40A; West: A1

Surrounding Land Use: Residential (including manufactured homes), farmland, vacant commercial building (2)

2030 Growth Vision Plan: Rural area

South Central Land Use Plan: Farmland

School Capacity/Enrolled: Alderman Road Elementary: 750/731; Gray's Creek Middle: 1100/1025; Gray's Creek High: 1270/1368

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: Well/Septic

Soil Limitations: None

Subdivision/Site Plan: If approved, subdivision review may be required

Average Daily Traffic Count (2014): 11000 on NC HWY 87 S

Highway Plan: NC HWY 87 S is an existing freeway. There are no road improvements/construction specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Plan.

Notes:

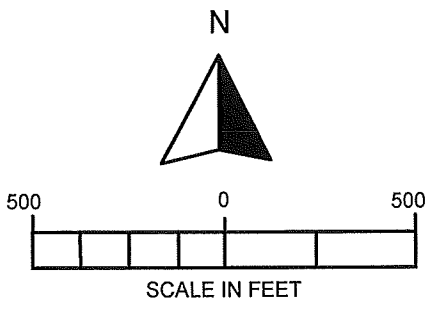
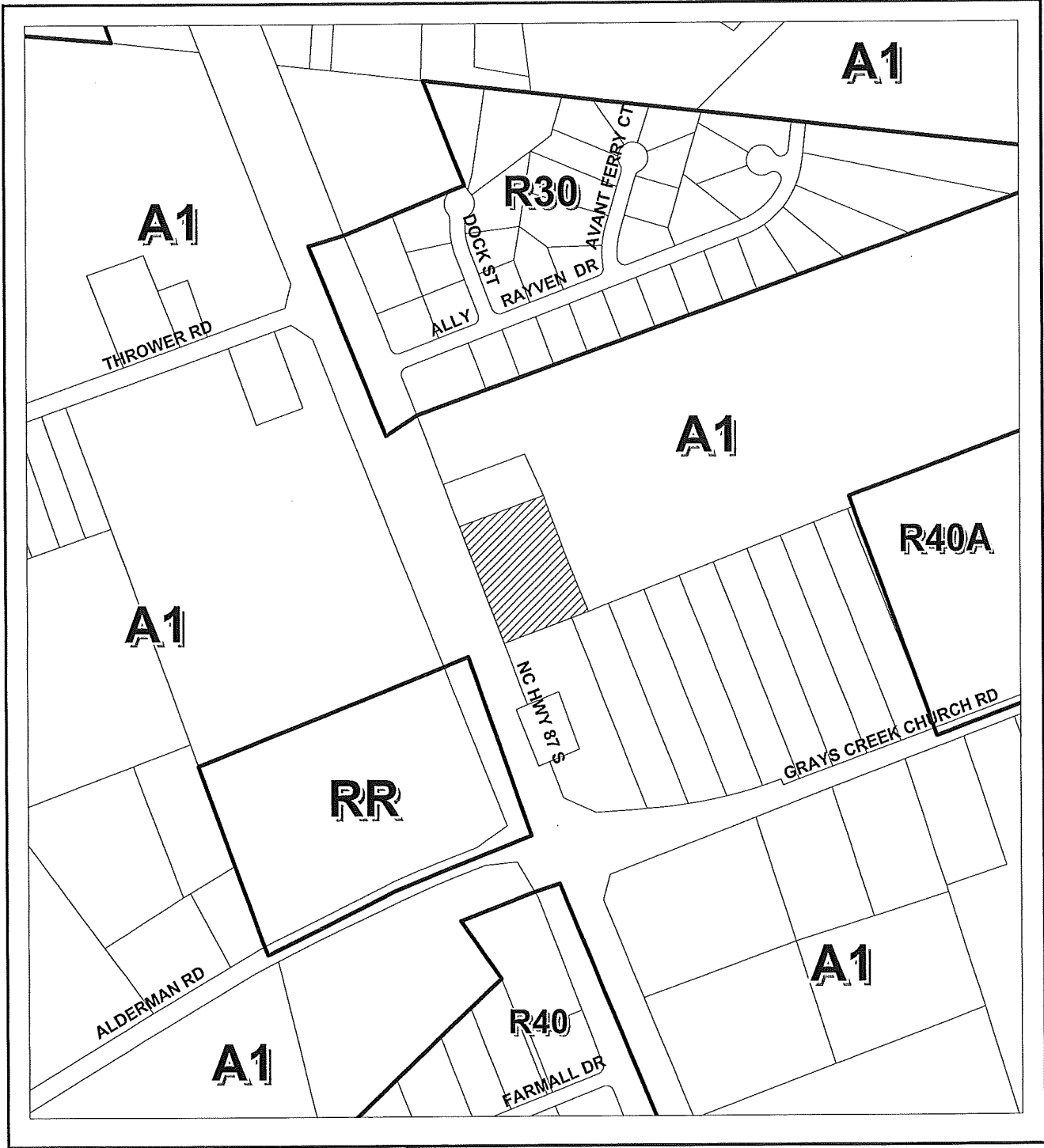
1. Density
A1 – 1 lot/unit
A1A – 2 lots/3 units
R40 – 3 lots/units

2. Minimum Yard Setbacks:

<u>A1 & A1A</u>	<u>R40</u>
Front yard: 50'	Front yard: 30'
Side yard: 20'	Side yard: 15'
Rear yard: 50'	Rear yard: 35'

First Class and Record Owners' Mailed Notice Certification

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



REQUESTED REZONING A1 TO R40

ACREAGE: 2.81 AC.+/-	HEARING NO: P16-29	
ORDINANCE: COUNTY	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		

Patricia Hall,
Chair
Town of Hope Mills

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Carl Manning,
Walter Clark,
Cumberland County

Benny Pearce,
Town of Eastover

MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: County Planning Staff
SUBJECT: Staff Recommendation for the June 21, 2016 Board Meeting

P16-31. INITIAL ZONING OF 1.18+/- ACRES R6A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE WEST SIDE OF DEAVER CIRCLE, SOUTH OF HACKBERRY DRIVE; SUBMITTED BY DEAVER CIRCLE APARTMENTS, LLC (OWNER). (HOPE MILLS)

1st MOTION

The County Planning Staff recommends the board consider R6 Residential as opposed to R6A for Case No. P16-31 for the initial zoning of the subject property based on the following:

- The R6 district will allow for residential land uses which are consistent with those uses currently existing on the south side of SR 1112 (Rockfish Road).

There are no other suitable districts that should be considered at this location.

2nd MOTION

The County Planning Staff recommends the board find that approval of the R6 district is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for “urban” development at this location, because the district requested will allow for single family dwelling units on relatively small lots. In addition, the request is consistent with the Southwest Land Use Plan which calls for “medium density residential.”

The staff recommends the board further find that approval of the initial zoning to R6 Residential 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 is required*, PWC is available; *desirable to be within two miles of an existing major or minor thoroughfare*, Rockfish Road is a minor arterial; *must have direct access to a collector street*, Deaver Circle acts as a collector street; *desirable to be within two miles of a public recreation area*, the subject property is approximately 1.4 miles from Hope Mills Municipal Park; *must not be located in any defined critical area as defined by the Fort Bragg Small Area Study and Fayetteville Regional Airport Plan*, the subject property is not located within the military or airport areas; *desirable to be located in vertical mixed use development*, because this is an initial zoning, the specific development standards do not apply; *desirable to be a transition between non-residential, higher density and lower density residential areas*, the subject property is located between low density residential and a commercial area; *development in areas with hydric soils is discouraged*, there are no soil limitations indicated on the subject property.

Attachments: 1 – Site Profile; 2 – Sketch Map

P16-31
SITE PROFILE

P16-31. INITIAL ZONING OF 1.18+/- ACRES R6A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE WEST SIDE OF DEAVER CIRCLE, SOUTH OF HACKBERRY DRIVE; SUBMITTED BY DEAVER CIRCLE APARTMENTS, LLC (OWNER). (HOPE MILLS)

Site Information:

Frontage & Location: 400'+/- on SR 3091 (Deaver Circle)

Depth: 120'+/-

Jurisdiction: Hope Mills

Adjacent Property: No

Current Use: Vacant

Initial Zoning: R6A – February 3, 1977 (Area 7)

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: C(P)/CUD (mini-warehousing, retail & carwash) (Hope Mills), C(P), C1(P) (Hope Mills), RR, R10, R6A & R5A (Hope Mills); South: R10, R6 & R6A (all Hope Mills); East: R10 (Hope Mills), R10 & R6A; West: RR, R10 (Hope Mills) & R6 (Hope Mills)

Surrounding Land Use: Apartments, mini-warehousing, retail, convenience retail w/ gasoline sales, school, manufactured home park, single family residential (w/ manufactured homes)

2030 Growth Vision Plan: Urban area

Southwest Cumberland Land Use Plan: Medium density residential

School Capacity/Enrolled: Collier Elementary: 600/547; Hope Mills Middle: 740/685; South View High: 1800/1777

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: PWC/PWC

Soil Limitations: None

Subdivision/Site Plan: Group development conditionally approved on April 21, 2016 – see County Case No. 16-052.

Average Daily Traffic Count (2014): 12000 on SR 1112 (Rockfish Rd).

Highway Plan: Deaver Circle and Hackberry Drive are local thoroughfares. There are no road improvements/construction specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Plan.

Notes:

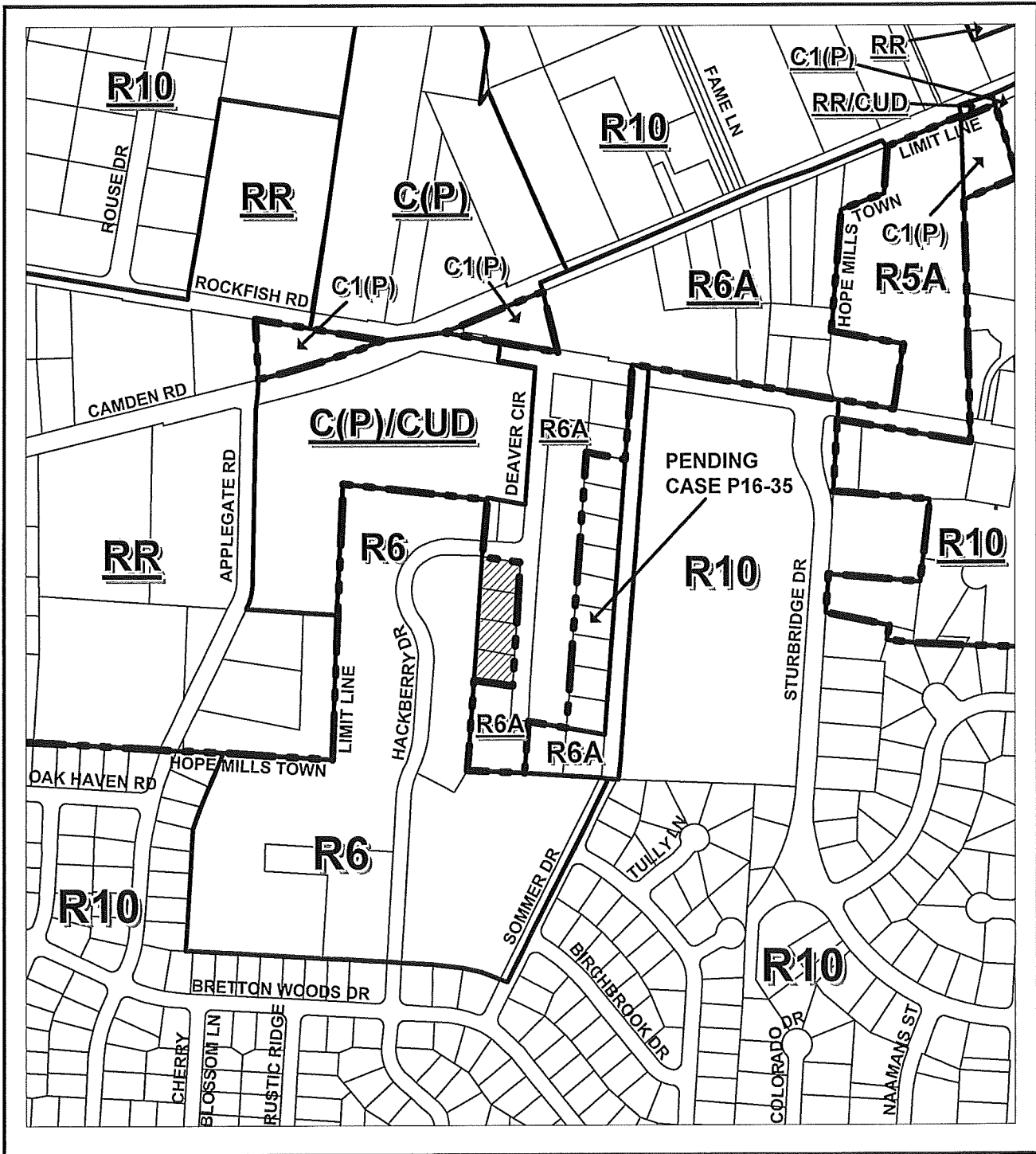
1. Density
R6 & R6A – 11 lots/12 units
MHP (in R6A only) – 9 units

2. Minimum Yard Setbacks:

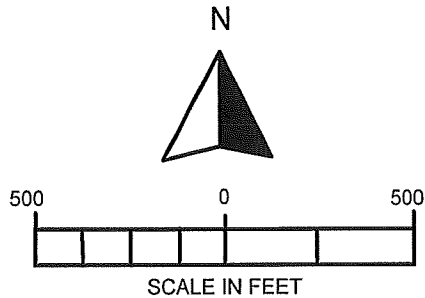
<u>R6</u>	<u>R6A</u>
Front yard: 25'	Front yard: 25'
Side yard: 10'	Side yard: 10'
Rear yard: 30'	Rear yard: 15'

First Class and Record Owners' Mailed Notice Certification

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



INITIAL ZONING TO R6A



ACREAGE: 1.18 AC. +/-		HEARING NO: P16-31	
ORDINANCE: HOPE MILLS		HEARING DATE	ACTION
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

PIN: 0404-45-4869, 0404-45-4759,
0404-45-4649, 0404-45-4549

Patricia Hall,
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June 14, 2016

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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 June 21, 2016 Board Meeting

P16-32. REZONING OF 2.01+/- ACRE FROM A1 AGRICULTURAL TO A1A AGRICULTURAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1430 PORT RICHEY LANE, SUBMITTED BY JOY PITTMAN (OWNER).

1st MOTION

The Planning and Inspections Staff recommends the board find that approval of the request is not consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for “urban” development at this location; however, because the area is not served by public water and/or sewer, the requested district is appropriate for single family dwelling units on relatively large lots in a rural area. The request is also not consistent with the South Central Land Use Plan which calls for “low density residential.”

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 meets or exceeds the location criteria of the adopted Land Use Policies Plan, in that: *individual well and septic systems are allowed; could be located in any defined critical area as defined by the Fort Bragg Small Study Area; desirable to be limited to one unit per acre in areas with hydric soils and severe septic tank limitations; desirable to not be located in an area that is a prime industrial site and may be outside the Sewer Service Area.*

2nd MOTION

In addition to the above information, the Planning and Inspections Staff recommends the board approve Case No. P16-32 for A1A Agricultural based on the following:

- The district requested will ensure that any new development will be comparable to the lot sizes and type that exists in the area.

There are no other suitable zoning districts to be considered at this location at this time.

Attachments:

- 1 – Site Profile
- 2 – Sketch Map

P16-32
SITE PROFILE

P16-32. REZONING OF 2.01+/- ACRE FROM A1 AGRICULTURAL TO A1A AGRICULTURAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1430 PORT RICHEY LANE, SUBMITTED BY JOY PITTMAN (OWNER).

Site Information:

Frontage & Location: 70'+/- on SR 2262 (Fennell Rd) & 570'+/- on Port Richey Ln

Depth: 587'+/-

Jurisdiction: County

Adjacent Property: No

Current Use: Residential (Class "A" manufactured home)

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

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: A1, RR & R15; South: A1, RR & R15; East: A1, A1/CU (second dwelling, less than 2 acs) & R40A; West: A1 & RR

Surrounding Land Use: Residential (including manufactured homes), upholstery shop, farmlands, & woodlands

2030 Growth Vision Plan: Urban area

South Central Land Use Plan: Low density residential

School Capacity/Enrolled: Alderman Road Elementary: 750/731; Gray's Creek Middle: 1100/1025; Gray's Creek High: 1270/1368

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: Well/Septic

Sewer Service Area: Yes

Soil Limitations: None

Subdivision/Site Plan: If approved, subdivision or group development review may be required

Average Daily Traffic Count (2014): 1600 on SR 2262 (Fennell Rd)

Highway Plan: Port Richey Lane is a local road with no road improvements/construction specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Plan.

Notes:

Density

1. A1 – 1 lot/unit
A1A – 2 lots/units

2. Minimum Yard Setbacks:

A1 & A1A

Front yard: 50'

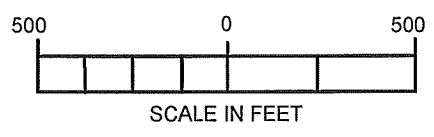
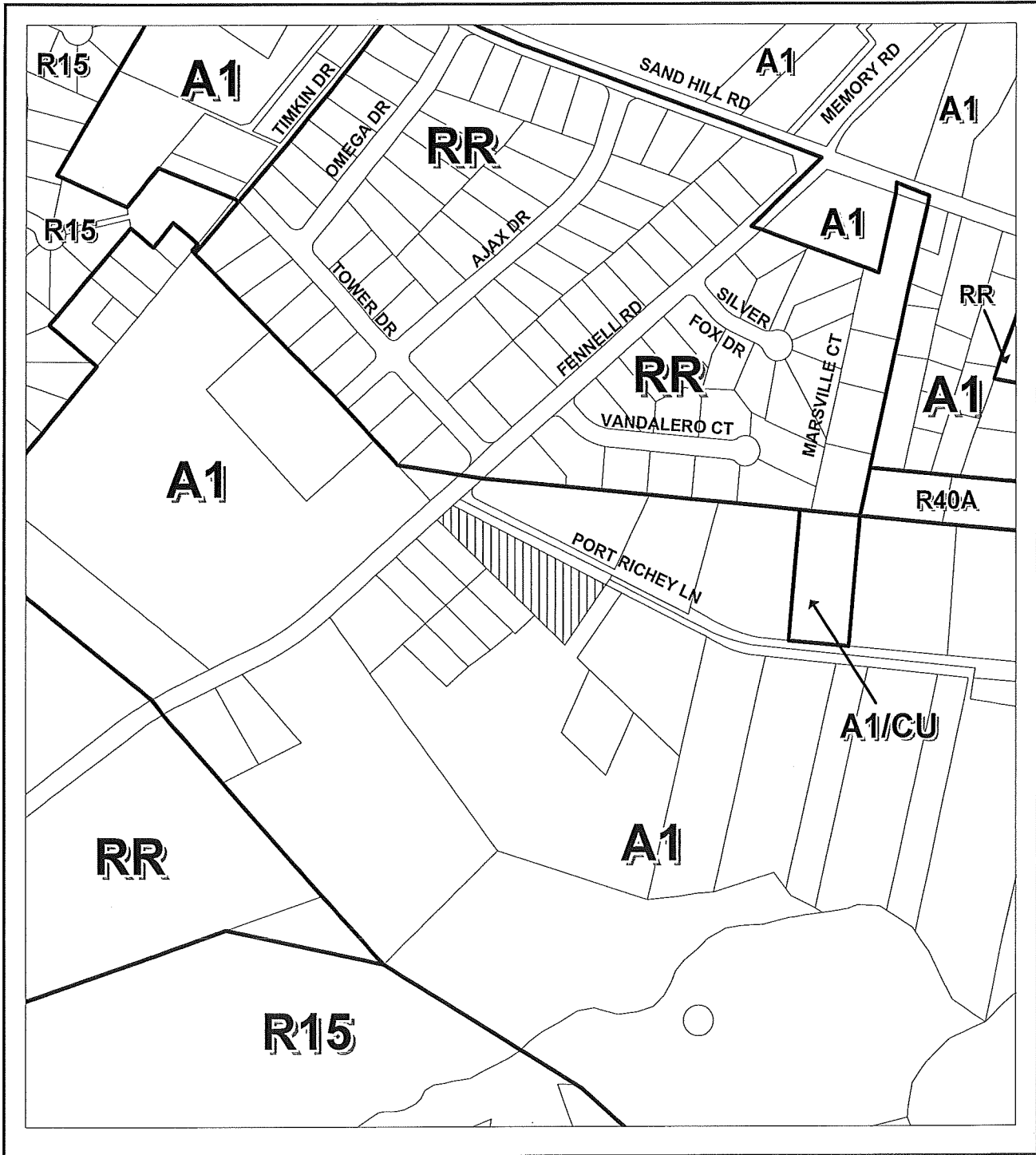
Side yard: 20'

Rear yard: 50'

3. Port Richey Lane is an approved 60' wide Class "C" private street; under current standards, no new lots may be created with access to Port Richey Lane

First Class and Record Owners' Mailed Notice Certification

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



REQUESTED REZONING A1 TO A1A

ACREAGE: 2.01 AC.+/-	HEARING NO: P16-32	
ORDINANCE: COUNTY	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		

Patricia Hall,
Chair
Town of Hope Mills

Charles C. Morris,
Vice-Chair
Town of Linden

Jami McLaughlin,
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Cumberland County

Benny Pearce,
Town of Eastover

MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: Planning and Inspections Staff
SUBJECT: Staff Recommendation for the June 21, 2016 Board Meeting

P16-34. REZONING 20.90+/- ACRES FROM A1 AGRICULTURAL TO R20 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT THE NORTHEAST QUADRANT OF US HWY 401 (RAMSEY STREET) & SR 1704 (PALESTINE ROAD); SUBMITTED BY GLENDA LITTLE (OWNER) & BRIAN RAYNOR (AGENT).

1st MOTION

The Planning and Inspections Staff recommends the board find that approval of the request is not consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for “rural”, but is consistent with the North Central Cumberland Land Use Plan which calls for “low density residential” at this location.

The staff also recommends the board approve this rezoning request as it 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 system allowed based on soil type, lot size, and distance from public sewer*, public sewer is not available to this site; *must have direct access to a public street*, Palestine Road and US HWY 401 are public streets; *and must not be located in any defined critical area as defined by the Fort Bragg Small Area Study*.

2nd MOTION

In addition to the above information, the Planning and Inspections Staff recommends the board approve Case No. P16-34 for the R20 Residential district for residential use based on the following:

- The location and character of the requested district will be in harmony with the general area.

The R40 and R30 districts could also be considered suitable for this request.

Attachments: 1 – Site Profile
2 – Sketch Map

P16-34
SITE PROFILE

P16-34. REZONING 20.90+/- ACRES FROM A1 AGRICULTURAL TO R20 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT THE NORTHEAST QUADRANT OF US HWY 401 (RAMSEY STREET) & SR 1704 (PALESTINE ROAD); SUBMITTED BY GLENDA LITTLE (OWNER) & BRIAN RAYNOR (AGENT).

Site Information:

Frontage & Location: 1100'+/- on US HWY 401 (Ramsey St) & 1030'+/- on SR 1704 (Palestine Rd)

Depth: 948'+/-

Jurisdiction: County

Adjacent Property: Yes

Current Use: Vacant

Initial Zoning: A1 – December 17, 2001 (Area 15)

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: C3, A1, R30, R20, RR, R15 & PND/CZ; South: C(P), MXD/CZ (single & multi-family residential & commercial) A1, R40 & PND; East: A1, R20, RR & R15; West: R40, R30 & R15

Surrounding Land Use: Residential, elementary school & religious worship

2030 Growth Vision Plan: Rural area

North Central Cumberland Land Use Plan: Low density residential

School Capacity/Enrolled: Raleigh Road Elementary: 220/224; Long Hill Elementary: 460/484; Pine Forest Middle: 820/734; Pine Forest High: 1750/1583

US Fish & Wildlife: No objection, but advises that parcel is located within 2 miles of an active red-cockaded woodpecker cluster. Developer needs to have a survey completed of this property before any habitat is removed.

RLUAC: No objection, but advises that the parcel is located within a military aircraft 1,000 foot fly limit area.

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: Linden/Septic

Soil Limitations: None

Watershed Review Officer: Small portion of lot in watershed

Subdivision/Site Plan: If approved, subdivision or group development review may be required

Average Daily Traffic Count (2014): 8700 on US HWY 401 (Ramsey St), 1800 on SR 1704 (Palestine Rd)

Highway Plan: This portion of Ramsey St has been identified as a boulevard needing improvement.

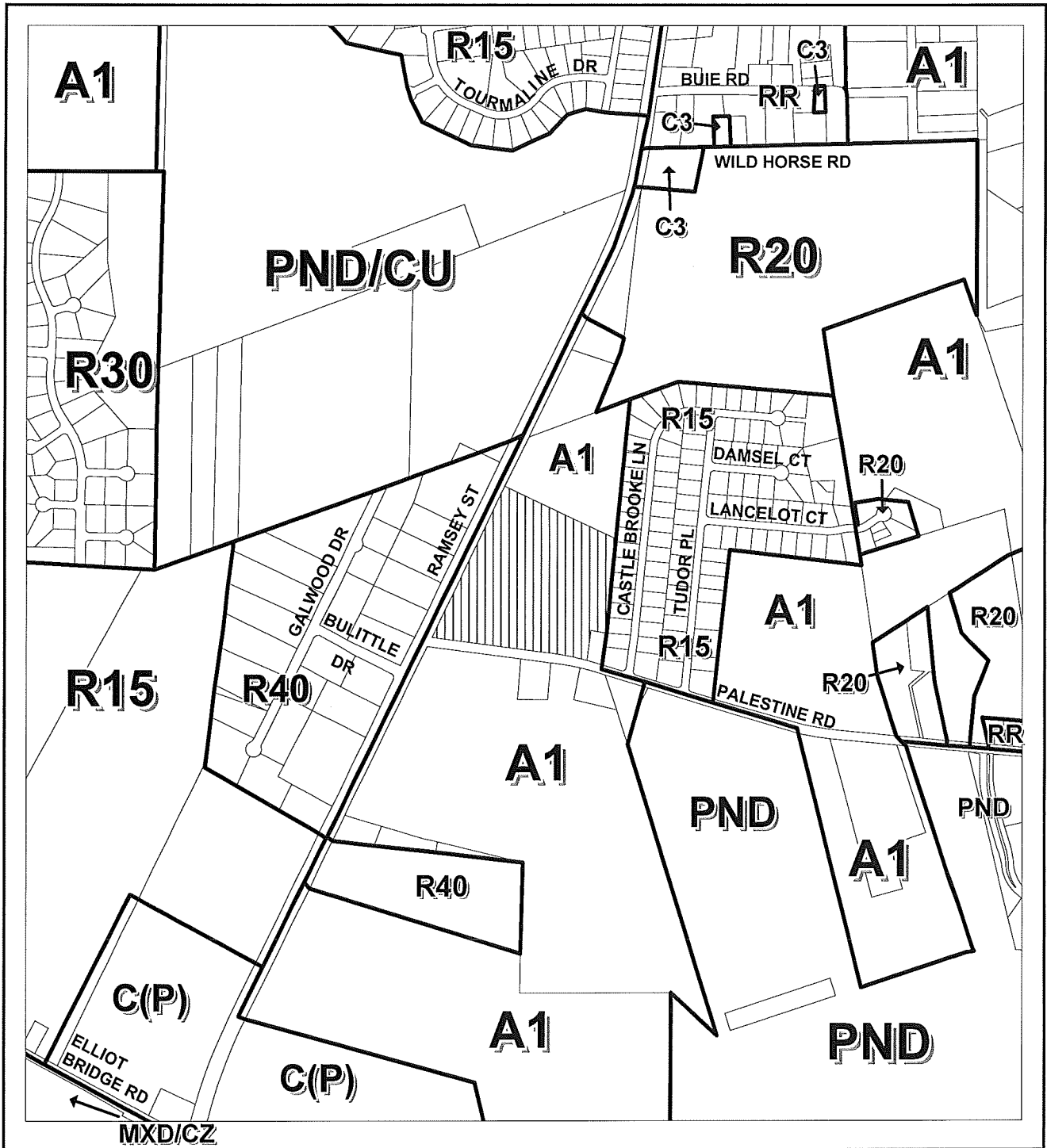
Recommended improvement is four lane divided.

Notes:

1. Density (minus 15% for R/W)
A1 – 8 lots/units
A1A – 17 lots/ 18 units
R40 & R40A – 19 lots/units
R30 & R30A – 25 lots/ 26 units
R20 – 38 lots/ 39 units

2. Minimum Yard Setbacks:

<u>A1 & A1A</u>	<u>R40, R40A, R30, R30A & R20</u>
Front yard: 50'	Front yard: 30'
Side yard: 20'	Side yard: 15'
Rear yard: 50'	Rear yard: 35'



REQUESTED REZONING A1 TO R20

ACREAGE: 20.90 AC.+/-

HEARING NO: P16-34

ORDINANCE: COUNTY

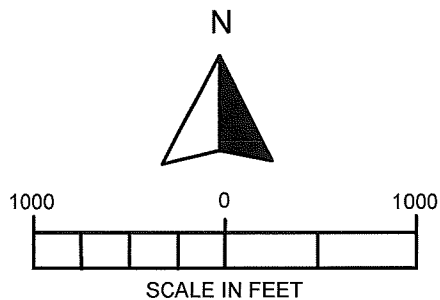
HEARING DATE

ACTION

STAFF RECOMMENDATION

PLANNING BOARD

GOVERNING BOARD



PORT. OF PIN: 0543-73-3389

AM

Patricia Hall,
Chair
Town of Hope Mills

Charles C. Morris,
Vice-Chair
Town of Linden

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

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MEMORANDUM

TO: Cumberland County Joint Planning Board
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SUBJECT: Staff Recommendation for the June 21, 2016 Board Meeting

P16-35. INITIAL ZONING OF 2.65+/- ACRES R6A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE WEST SIDE OF SOMMER DRIVE, SOUTH OF SR 1112 (ROCKFISH ROAD); SUBMITTED BY DEAVER CIRCLE APARTMENTS, LLC (OWNER). (HOPE MILLS)

1st MOTION

The County Planning Staff recommends the board consider R6 Residential as opposed to R6A for Case No. P16-35 for the initial zoning of the subject property based on the following:

- The R6 district will allow for residential land uses which are consistent with those uses currently existing on the south side of SR 1112 (Rockfish Road).

There are no other suitable districts that should be considered at this location.

2nd MOTION

The County Planning Staff recommends the board find that approval of the R6 district is consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for “urban” development at this location, because the district requested will allow for single family dwelling units on relatively small lots. In addition, the request is consistent with the Southwest Land Use Plan which calls for “medium density residential.”

The staff recommends the board further find that approval of the initial zoning to R6 Residential 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 is required*, PWC is available; *desirable to be within two miles of an existing major or minor thoroughfare*, Rockfish Road is a minor arterial; *must have direct access to a collector street*, Sommer Drive acts as a collector street; *desirable to be within two miles of a public recreation area*, the subject property is approximately 1.4 miles from Hope Mills Municipal Park; *must not be located in any defined critical area as defined by the Fort Bragg Small Area Study and Fayetteville Regional Airport Plan*, the subject property is not located within the military or airport areas; *desirable to be located in vertical mixed use development*, because this is an initial zoning, the specific development standards do not apply; *desirable to be a transition between non-residential, higher density and lower density residential areas*, the subject property is located between low density residential and a commercial area; *development in areas with hydric soils is discouraged*, there are no soil limitations indicated on the subject property.

Attachments: 1 – Site Profile; 2 – Sketch Map

130 Gillespie Street - Post Office Box 1829 - Fayetteville, North Carolina 28302-1829 - (910) 678-7600 - Fax: (910) 678-7631

P16-35
SITE PROFILE

P16-35. INITIAL ZONING OF 2.65+/- ACRES R6A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE WEST SIDE OF SOMMER DRIVE, SOUTH OF SR 1112 (ROCKFISH ROAD); SUBMITTED BY DEEVER CIRCLE APARTMENTS, LLC (OWNER). (HOPE MILLS)

Site Information:

Frontage & Location: 900'+/- on Sommer Drive

Depth: 130'+/-

Jurisdiction: Hope Mills

Adjacent Property: No

Current Use: Vacant

Initial Zoning: R6A – February 3, 1977 (Area 7)

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: C(P)/CUD (mini-warehousing, retail & carwash) (Hope Mills), C(P), C1(P) (Hope Mills), RR, R10, R6A & R5A (Hope Mills); South: R10, R6 & R6A (All Hope Mills); East: R10 (Hope Mills), R10 & R6A; West: RR, R10 (Hope Mills) & R6 (Hope Mills)

Surrounding Land Use: Apartments, mini-warehousing, retail, convenience retail w/ gasoline sales, school, manufactured home park, single family residential (w/ manufactured homes)

2030 Growth Vision Plan: Urban area

Southwest Cumberland Land Use Plan: Medium density residential

School Capacity/Enrolled: C. Wayne Collier Elementary: 600/547; Hope Mills Middle: 740/685; South View High: 1800/1777

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: PWC/PWC

Soil Limitations: None

Subdivision/Site Plan: Group development conditionally approved on April 21, 2016 – see County Case No. 16-052.

Average Daily Traffic Count (2014): 12000 on SR 1112 (Rockfish Rd)

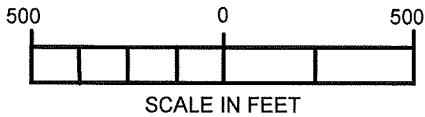
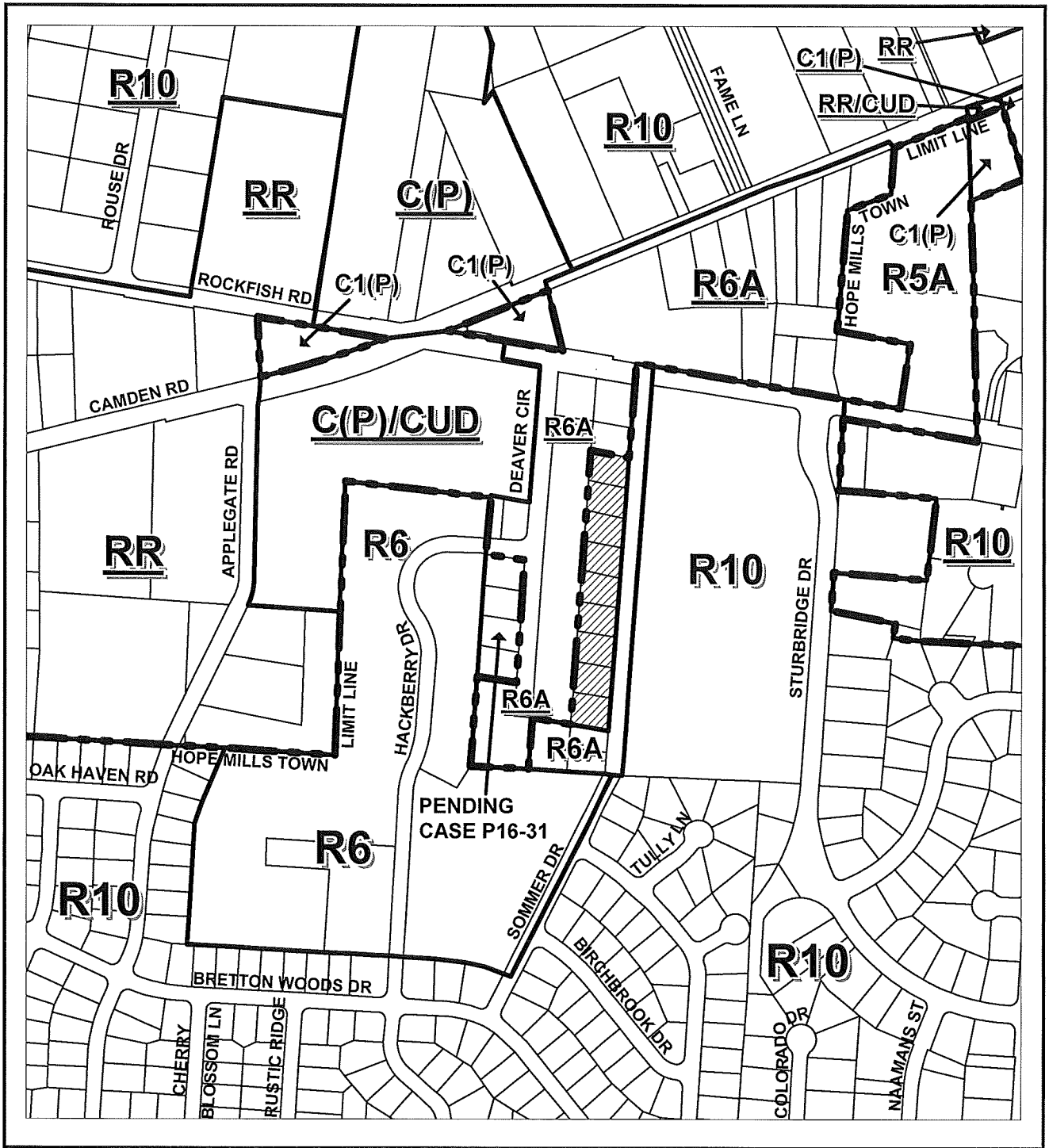
Highway Plan: Rockfish Road is a local thoroughfare identified as needing improvement; however, there are no pending projects at this time. This case shouldn't impact the Highway Plan or Transportation Improvement Plan.

Notes:

1. Density
R6 & R6A – 27 lots/ 28 units
MHP (in R6A only) – 21 units

2. Minimum Yard Setbacks:

<u>R6</u>	<u>R6A</u>
Front yard: 25'	Front yard: 25'
Side yard: 10'	Side yard: 10'
Rear yard: 30'	Rear yard: 15'



INITIAL ZONING TO R6A

ACREAGE: 2.65 AC.+/-		HEARING NO: P16-35	
ORDINANCE: HOPE MILLS	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

PIN: 0404-46-8213, 0404-46-8103, 0404-46-7093,
 0404-45-7983, 0404-45-7873, 0404-45-7773,
 0404-45-7664, 0404-45-7554, 0404-45-7454

Patricia Hall,
Chair
Town of Hope Mills

Charles C. Morris,
Vice-Chair
Town of Linden

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

Donovan McLaurin
Wade, Falcon & Godwin



CUMBERLAND
COUNTY
NORTH CAROLINA

Planning & Inspections Department

June 14, 2016

Thomas J. Lloyd,
Director

Cecil P. Combs,
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 June 21, 2016 Board Meeting

P16-30. REZONING OF 7.87+/- ACRES FROM RR RESIDENTIAL & CD CONSERVANCY DISTRICT TO A1 AGRICULTURAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 8175 MCCORMICK BRIDGE RD, SUBMITTED BY TOM BROOKS (AGENT) ON BEHALF OF MCCORMICK FARMS LIMITED PARTNERSHIP (OWNER).

Because of the property owners' claim of discrepancy as to Tax Mapping's parcel boundary of the subject property in relation to the USGS topographical lines, which is the measurement used to determine the Special Flood Hazard Area (SFHA) existing on the subject property, the Planning and Inspections Staff recommends the Planning Board defer any action on Case P16-30 until a boundary survey is complete. This recommendation is necessary because it is imperative that an accurate location for the proposed rezoning is presented to the public, the Planning Board and the elected officials for final determination on the request, as well as the property owners; and whereas the accurate location can only be determined by a registered land surveyor filing a field survey of the boundary with the County Register of Deeds.

In the event the Planning Board does not wish to defer formulating a recommendation, the following staff recommendation is offered for the board's consideration:

1st MOTION

The staff recommends the board find that approval of the request is not consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for "urban fringe and conservation area" at this location; however, if the Special Flood Hazard Area (SFHA) were to be zoned CD, the request would be more consistent with the plan. Also, the request is not consistent with the Spring Lake Land Use Plan that calls for "open space and suburban density residential.

The staff recommends the board further find that approval of this rezoning could only be reasonable if the SFHA were protected by being zoned CD conservancy district. The A1 Agricultural zoning for that portion not in the SFHA 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: *individual well and septic systems are allowed; could be located in any defined critical area as defined by the Fort Bragg Small Study Area* – the subject property is located in an area that is "critically important to conserve;" *desirable to be limited to one unit per acre in areas with hydric soils and severe septic tank limitations; desirable to not be located in an area that is a prime industrial site and may be outside the Sewer Service Area.*

2nd MOTION

In addition to the information above, the staff recommends the board approve Case No. P16-30 for A1 Agricultural and CD Conservancy (where the SFHA exists) because the requested A1 zoning coupled with the conservancy district will ensure that limited development may occur on the subject property thus affording the suitability and compatibility of the military missions performed on nearby bases and be consistent with zoning and development within the general area.

Attachments: 1-Site Profile; 2-Sketch Map

P16-30
SITE PROFILE

P16-30. REZONING OF 7.87+/- ACRES FROM RR RESIDENTIAL & CD CONSERVANCY DISTRICT TO A1 AGRICULTURAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 8175 MCCORMICK BRIDGE RD, SUBMITTED BY TOM BROOKS (AGENT) ON BEHALF OF MCCORMICK FARMS LIMITED PARTNERSHIP (OWNER).

Site Information:

Frontage & Location: 370'+/- on SR 1600 (McCormick Bridge Rd)

Depth: 1067'+/-

Jurisdiction: County

Adjacent Property: Yes

Current Use: Agricultural w/ log cabin

Initial Zoning: RR & CD – January 7, 1977 (Area 11)

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North & East: A1/CU, RR/CU & CD/CU (quarry) and A1 & C1(P); South: CD, A1, & RR; West: CD, RR & R6A

Surrounding Land Use: Quarry, woodlands & farmland

2030 Growth Vision Plan: Urban fringe & conservation area

Spring Lake Land Use Plan: Open space & suburban residential

Municipal Influence Area: Spring Lake

School Capacity/Enrolled: Lillian Black Elementary: 265/224; Spring Lake Middle: 700/468; Pine Forrest High: 1750/1616

RLUAC: Does not object to the request but advises that the area is listed as “Critically Important to Conserve” and is identified as “highly suitable” for natural areas, working farmland and working forest

US Fish & Wildlife: No objection to rezoning; however, recommends cavity tree search before any habitat is removed since the parcel is within one mile of two active red-cockaded woodpecker clusters

Special Flood Hazard Area (SFHA): Yes

Water/Sewer Availability: Well/Septic

Soil Limitations: Yes, hydric – Ro Roanoke and wahee loams

Subdivision/Site Plan: If approved, review and approval may be required

Average Daily Traffic Count (2014): 5800 on SR 1600 (McCormick Bridge Rd)

Highway Plan: McCormick Bridge Rd is a local road. There are no road improvements/construction specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Plan.

Notes:

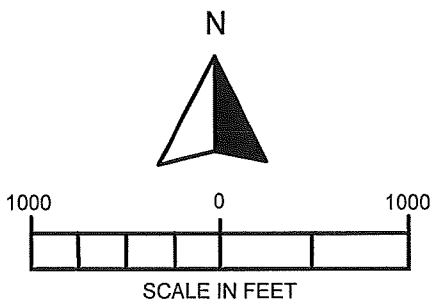
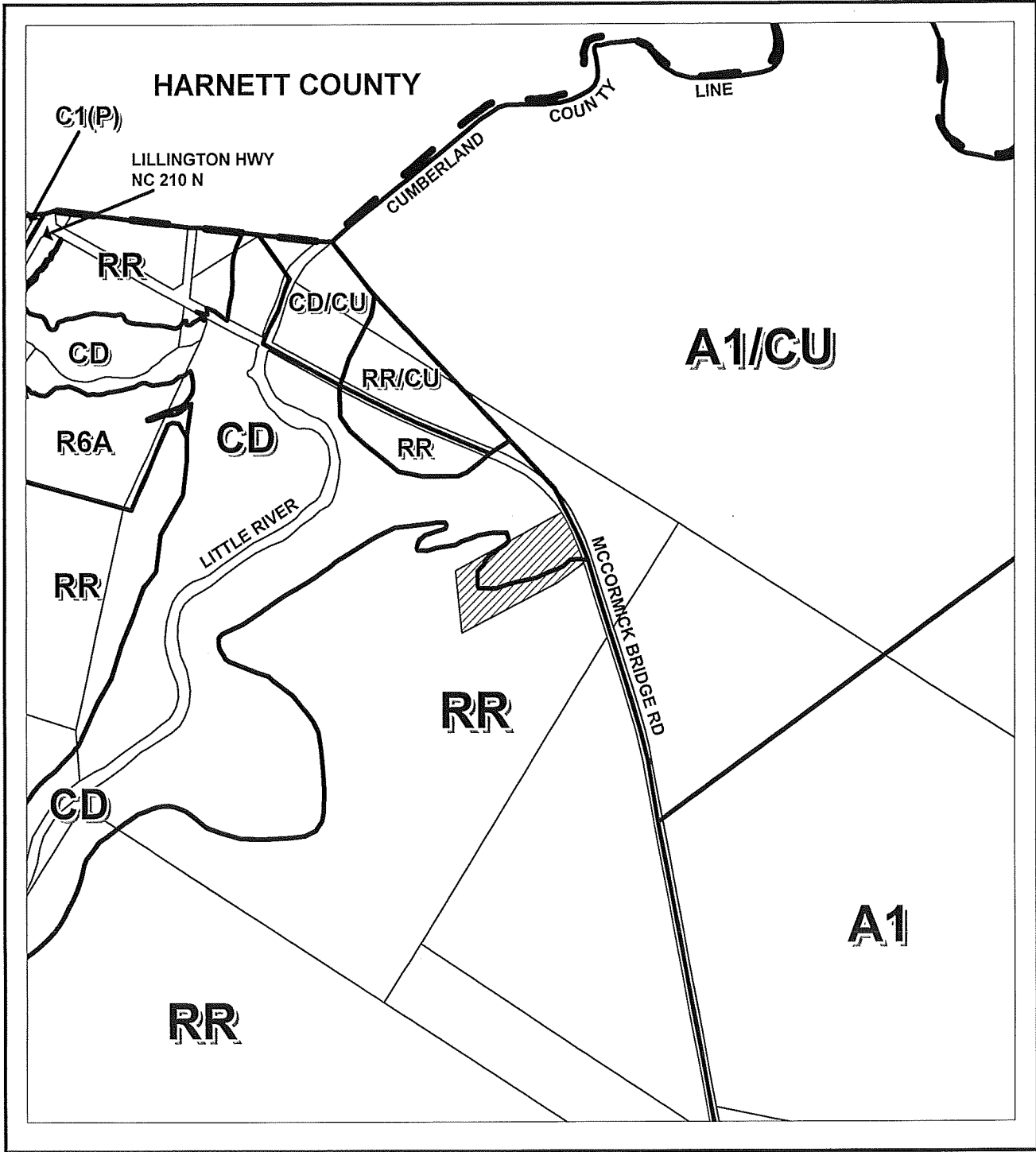
1. Density (minus 15% for R/W)
A1– 3 lots/units
A1A – 6 lots/7 units
R40 & R40A – 7 lots/units
R30 & R30A – 9 lots/10 units
RR, R20 & R20A – 14 lots/15 units

2. Minimum Yard Setbacks:

<u>A1 & A1A</u>	<u>R40, R40A, R30, R30A, R20, R20A & RR</u>
Front yard: 50'	Front yard: 30'
Side yard: 20'	Side yard: 15'
Rear yard: 50'	Rear yard: 35'

First Class and Record Owners' Mailed Notice Certification

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



REQUESTED REZONING RR & CD TO A1

ACREAGE: 7.87 AC.+/-	HEARING NO: P16-30	
ORDINANCE: SPRING LAKE	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		

Patricia Hall,
Chair
Town of Hope Mills

Charles C. Morris,
Vice-Chair
Town of Linden

Jami McLaughlin,
Town of Spring Lake
Harvey Cain, Jr.,
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CUMBERLAND
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NORTH CAROLINA

Planning & Inspections Department

June 14, 2016

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

Benny Pearce,
Town of Eastover

MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: County Planning Staff
SUBJECT: Staff Recommendation for the June 21, 2016 Board Meeting

P16-33. REMOVAL OF 0.29+/- ACRES FROM MSOD MAIN STREET OVERLAY DISTRICT & REZONING OF 0.29+/- ACRES FROM R6 RESIDENTIAL AND C3 HEAVY COMMERCIAL TO C3 HEAVY COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 800 NORTH MAIN STREET, SUBMITTED BY DONALD MOSS (OWNER). (SPRING LAKE)

1st MOTION

The County Planning Staff recommends the board deny the request for the subject property to be removed from the Main Street Overlay District and the rezoning request to C3 Heavy Commercial. The staff recommends that the board consider rezoning the entire subject property to CB Central Business for clarity as to the expected development standards for properties along Main Street. The staff recommendation is based on the following:

1. At the time the Main Street Overlay was adopted, all property owners were notified of the public hearings held prior to the town board's final consideration of adoption;
2. The owner of the subject property did not voice any opposition to the standards being considered for the overlay district during the adoption process; and
3. The primary purpose of the overlay district was to reduce or rid the Main Street area of unkempt, blighted and dilapidated structures and is intended to protect and enhance the traditional downtown main street by maintaining and stimulating a pedestrian-friendly, vibrant environment while encouraging economic growth that compliments and expands the unique character of the downtown area.

In the event the board considers recommending approval of the removal of the subject property from the Main Street Overlay district, the staff strongly encourages consideration of rezoning the property to C(P) Planned Commercial enabling the board to have oversight of the proposed plans, ensuring the development complies with the minimum town standards and is compatible with the elected officials vision for the area.

There are no other suitable districts that should be considered at this location.

2nd MOTION

The County Planning Staff recommends the board find that approval of the requested district could be found consistent with the adopted comprehensive plan designated as the *2030 Growth Vision Plan*, which calls for "urban" development at this location; however, the request is not in the best interest of the citizens of the town. Although the request is partially consistent with the Spring Lake Area Land Use Plan, which calls for "heavy commercial and open space" at this location, the request makes no provisions for any type of open space and the Spring Lake Plan was adopted on September 8, 2003, long before the town's efforts began to revive Main Street and the September 22, 2014 adoption of the overlay district provisions.

The staff recommends the board further find that approval of the request to C3 Heavy Commercial is not reasonable or in the public interest because the request is contrary to the stated goals of re-developing Main Street and would be inequitable to those property owners who relied on the strict development standards for Main Street, investing their time, money and effort into the enhancement of downtown.

Attachments: 1 – Site Profile; 2 – Sketch Map

P16-33
SITE PROFILE

P16-33. REMOVAL OF 0.29+/- ACRES FROM MSOD MAIN STREET OVERLAY DISTRICT & REZONING OF 0.29+/- ACRES FROM R6 RESIDENTIAL AND C3 HEAVY COMMERCIAL TO C3 HEAVY COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 800 NORTH MAIN STREET, SUBMITTED BY DONALD MOSS (OWNER). (SPRING LAKE)

Site Information:

Frontage & Location: 75'+/- on SR 1449 (North Main Street)

Depth: 157'+/-

Jurisdiction: Spring Lake

Adjacent Property: No

Current Use: Vacant Commercial

Initial Zoning: C3 & R6 – May 28, 1979 (Town of Spring Lake)

Nonconformities: Existing non-residential building located within R6 district; standard setbacks not met

Zoning Violation(s): None

Surrounding Zoning: North: C3, C(P), R5A & R5 (Spring Lake) and R10, R6, & R6A (County); South: C(P), C3, O&I(P), PND & R6 (all Spring Lake); East: C(P), C(P)/CUD (towing & storage), C3, O&I(P), R10, R6, R6A & R5A (all Spring Lake); West: C3, R6, PND & R5 (all Spring Lake)

Surrounding Land Use: Residential (single and multi-family), convenience store, barber shop, restaurant (2), thrift store, religious worship, car rental, vacant commercial buildings, strip commercial, retail, and motor vehicle service,

2030 Growth Vision Plan: Urban area

Spring Lake Land Use Plan: Heavy commercial & open space

School Capacity/Enrolled: Lillian Black Elementary: 265/224; Spring Lake Middle: 700/468; Pine Forest High: 1750/1616

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: Spring Lake/ Spring Lake

Soil Limitations: None

Average Daily Traffic Count (2014): 2900 on SR 1449 (N Main St)

Highway Plan: North Main Street is a local road. There are no road improvements/construction specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Plan.

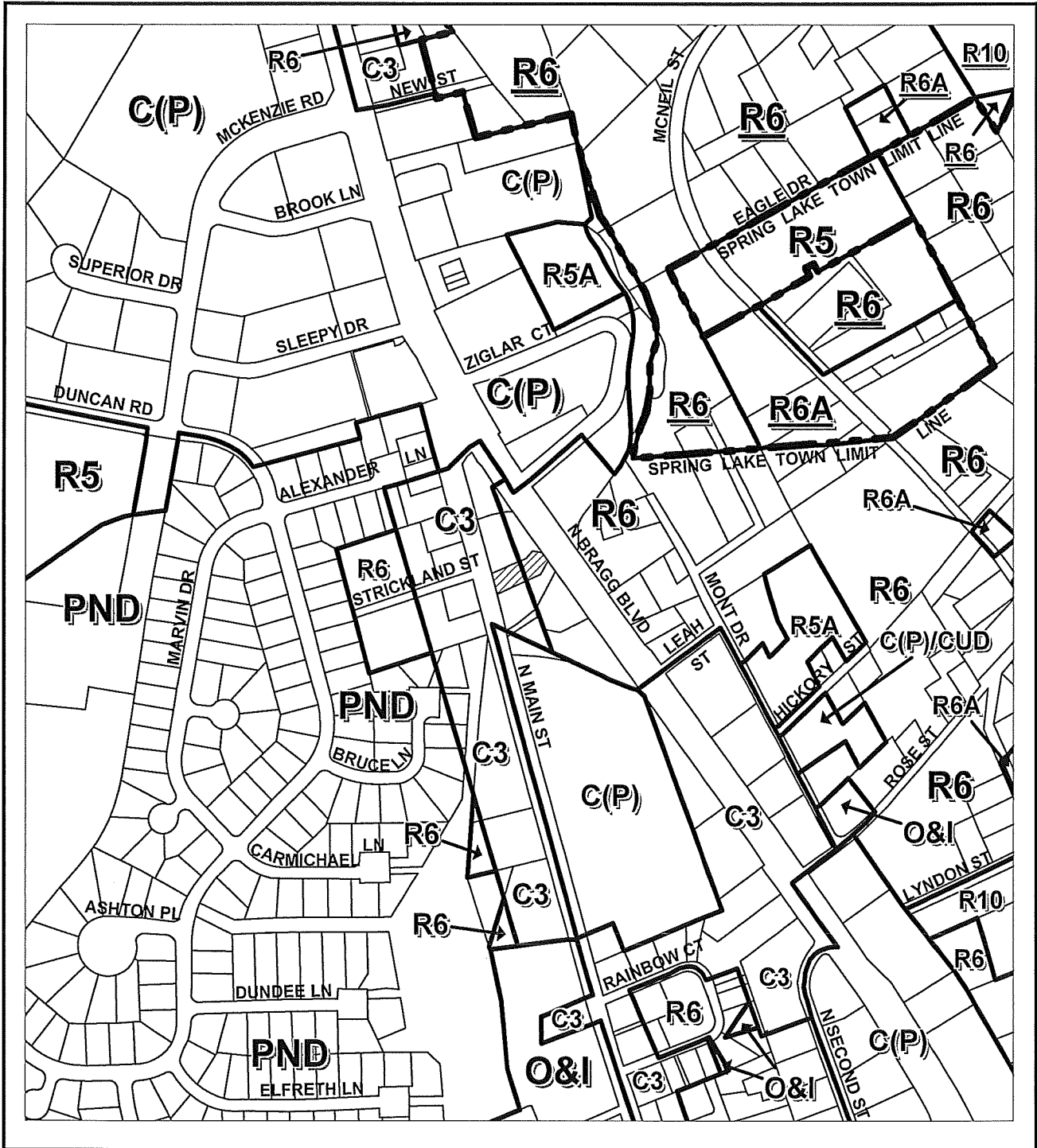
Notes:

1. Density
R6 (0.132+/- acs) – 1 lot/unit
2. Minimum Yard Setbacks:

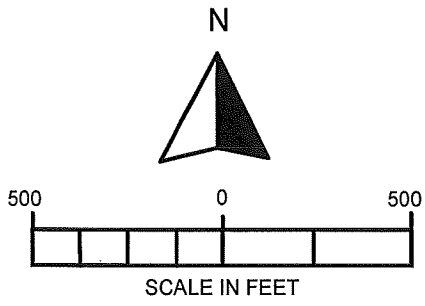
<u>C(P)</u>	<u>C3</u>	<u>R6</u>
Front yard: 50'	Front yard: 45'	Front yard: 25'
Side yard: 30'	Side yard: 15'	Side yard: 10'
Rear yard: 30'	Rear yard: 20'	Rear yard: 30'
3. Main Street Overlay (MSOD) adopted on September 22, 2014 by Town Board of Aldermen
 - a. Motor vehicle repair not allowed within MSOD
 - b. All uses within MSOD must be approved by town board, to include: façade plan and signage plan
4. Site information:
 - a. Only access is to North Main Street
 - b. Building constructed in 1966
 - c. No water service since June 2014

First Class and Record Owners' Mailed Notice Certification

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



**REMOVAL FROM
MAIN STREET OVERLAY DISTRICT
REQUESTED REZONING
R6 & C3 TO C3**



ACREAGE: 0.29 AC.+/-		HEARING NO: P16-33	
ORDINANCE: SPRING LAKE		HEARING DATE	ACTION
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			