

Charles Morris,
Chair
Town of Linden

Diane Wheatley,
Vice-Chair
Cumberland County

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

Donovan McLaurin
Wade, Falcon & Godwin



CUMBERLAND
COUNTY
NORTH CAROLINA

Planning & Inspections Department

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Carl Manning,
Lori Epler
Cumberland County

Stan Crumpler,
Town of Eastover

Patricia Hall,
Town of Hope Mills

AGENDA

December 19, 2017
7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING DEFERRALS

P17-55. REZONING OF 41.30+/- ACRES FROM RR RESIDENTIAL TO M(P) PLANNED INDUSTRIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTH SIDE OF DOWNING ROAD, EAST OF ACCORD ROAD; SUBMITTED BY JOHN S. HAIR, JR. (OWNER) AND GARRIS NEIL YARBOROUGH (ATTORNEY). (COUNTY) **STAFF REQUESTED UNTIL JANUARY 16, 2018**

- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF NOVEMBER 21, 2017
- VII. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

- A. **P17-54.** REZONING OF 2.00+/- ACRES FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 4259 PERCY BRITTON DRIVE, SUBMITTED BY LAURA MARIE BRITTON (OWNER).

CONDITIONAL ZONING CASE

- B. **P17-53.** REZONING OF 1.18+/- ACRES FROM R15 RESIDENTIAL TO O&I(P) PLANNED OFFICE & INSTITUTIONAL/CZ CONDITIONAL ZONING FOR A GENERAL OFFICE OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 4064 DUNN ROAD, SUBMITTED BY GLORIA CRAWFORD SEALEY & THEODORE C. SEALEY (OWNERS). (EASTOVER)

VIII. PUBLIC HEARING CONTESTED ITEMS

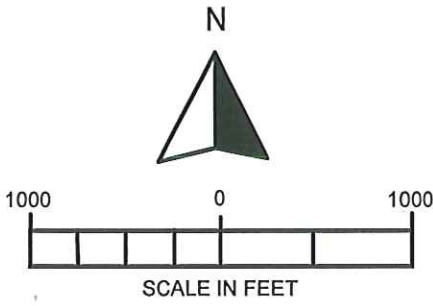
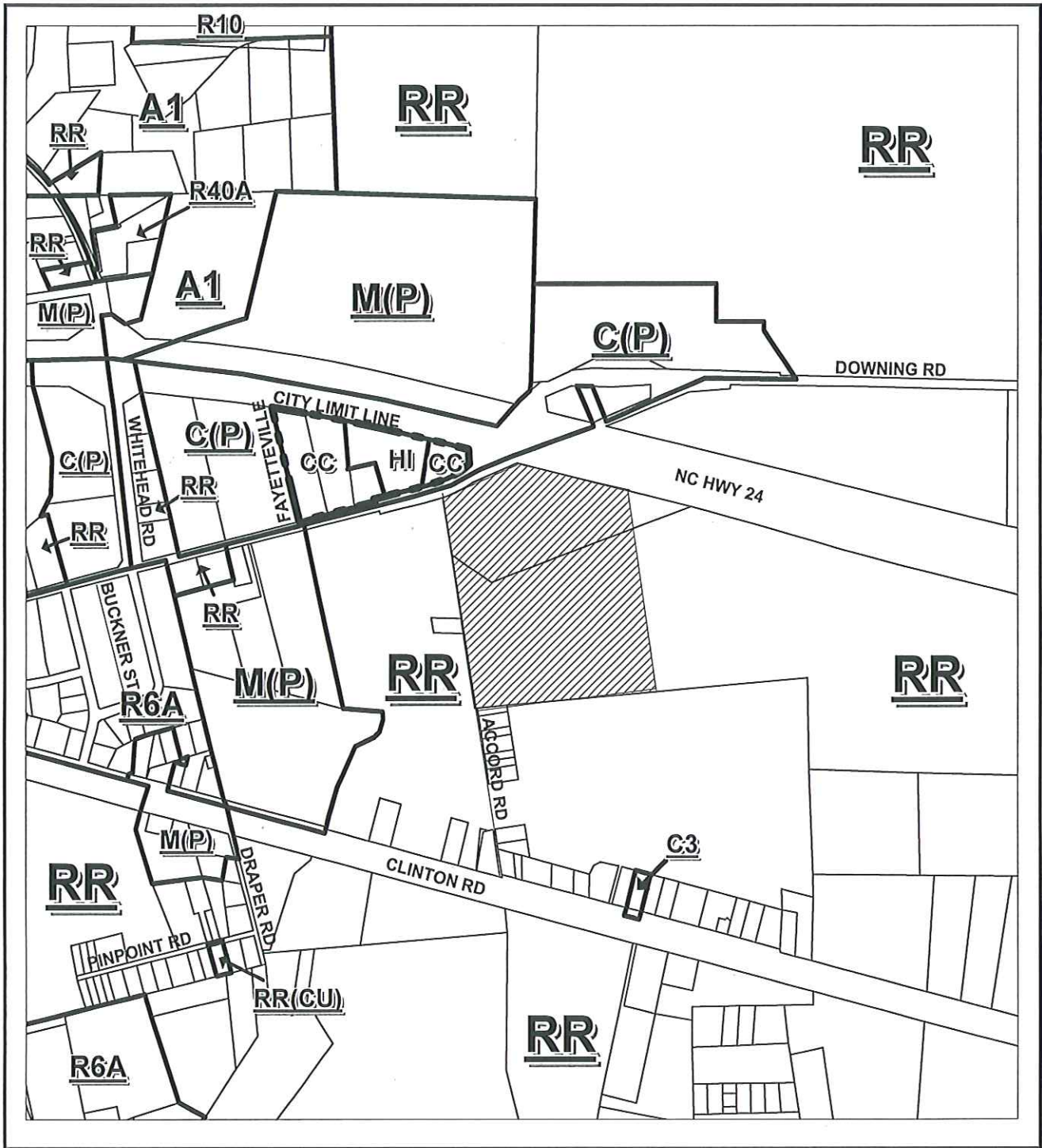
- C. **P17-52.** REZONING OF .40+/- ACRES FROM RR RURAL RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF US

HWY 301 SOUTH & SR 2243 (ROSLIN FARM ROAD), SUBMITTED BY IBRAHIM
ALSAIDI ON BEHALF OF PIT STOP 301 EXPRESS LLC (OWNER).

IX. DISCUSSION

DIRECTOR'S UPDATE

X. ADJOURNMENT



REQUESTED REZONING RR TO M(P)

ACREAGE: 41.30 AC.+/-	HEARING NO: P17-55	
ORDINANCE: COUNTY	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		

PORTION OF PIN: 0457-40-6622
 PORTION OF PIN: 0457-51-1976

REQUEST
A1 to R40A

ACREAGE: 2.00+/-

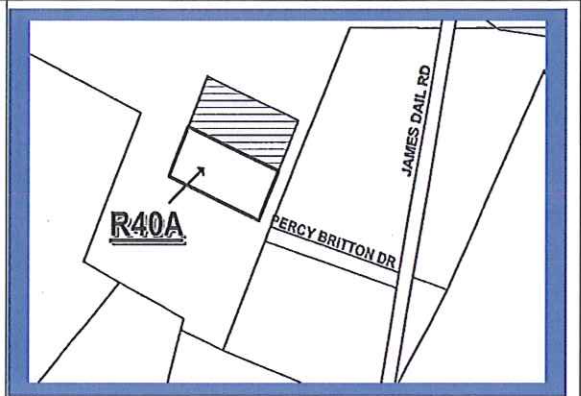
PROPERTY OWNER/APPLICANT
LAURA MARIE BRITTON (OWNER)

PROPERTY ADDRESS/LOCATION
4259 Percy Britton Drive

Jurisdiction: **County**

PROPERTY INFORMATION

Frontage & Location: 210.81'+/- on Percy Britton Drive
Depth: 420'+/-
Adjacent Property: No
Municipal Influence Area: Eastover
Current Use: Residential
Initial Zoning: A1 – January 27, 1980 (Area 19A)
Nonconformities: None
Zoning Violation(s): None issued
School Capacity/Enrolled: Comments requested; none received
Special Flood Hazard Area (SFHA): None
Water/Sewer Availability: Well/Septic
Soil Limitations: Yes - Hydric: TR (Torhunta and Lynn haven soils)
Subdivision/Site Plan: If approved, group development may be required
Average Daily Traffic County (2016): 960 on SR 1828 (James Dail Road)
Highway Plan: Percy Britton Drive is identified as a local road in the 2040 Metropolitan Transportation Plan with no constructions/improvements planned; no impact on the Transportation Improvement Plan.



SURROUNDING LAND USE: Residential (including manufactured homes), farmland & woodland

COMPREHENSIVE PLANS: 2030
Growth Vision Plan: Urban Fringe;
Eastover Land Use Plan: Farmland

Notes:

1. Density
 A1- 1 lot/unit
 R40A- 2 lots/units

2. Minimum Yard Setbacks:

	<u>A1</u>	<u>R40A</u>
Front yard:	50'	30'
Side yard:	20'	15'
Rear yard:	50'	35'

STAFF RECOMMENDATION

APPROVAL	APPROVAL WITH CONDITIONS	DENIAL
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In Case P17-54, the Planning and Inspections Staff recommend to approve the rezoning from A1 Agricultural to R40A Residential and find:

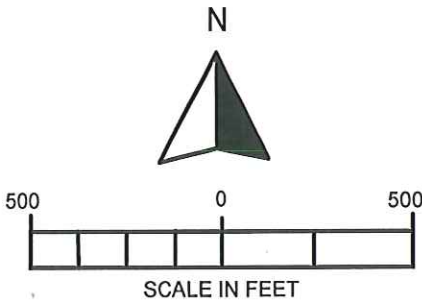
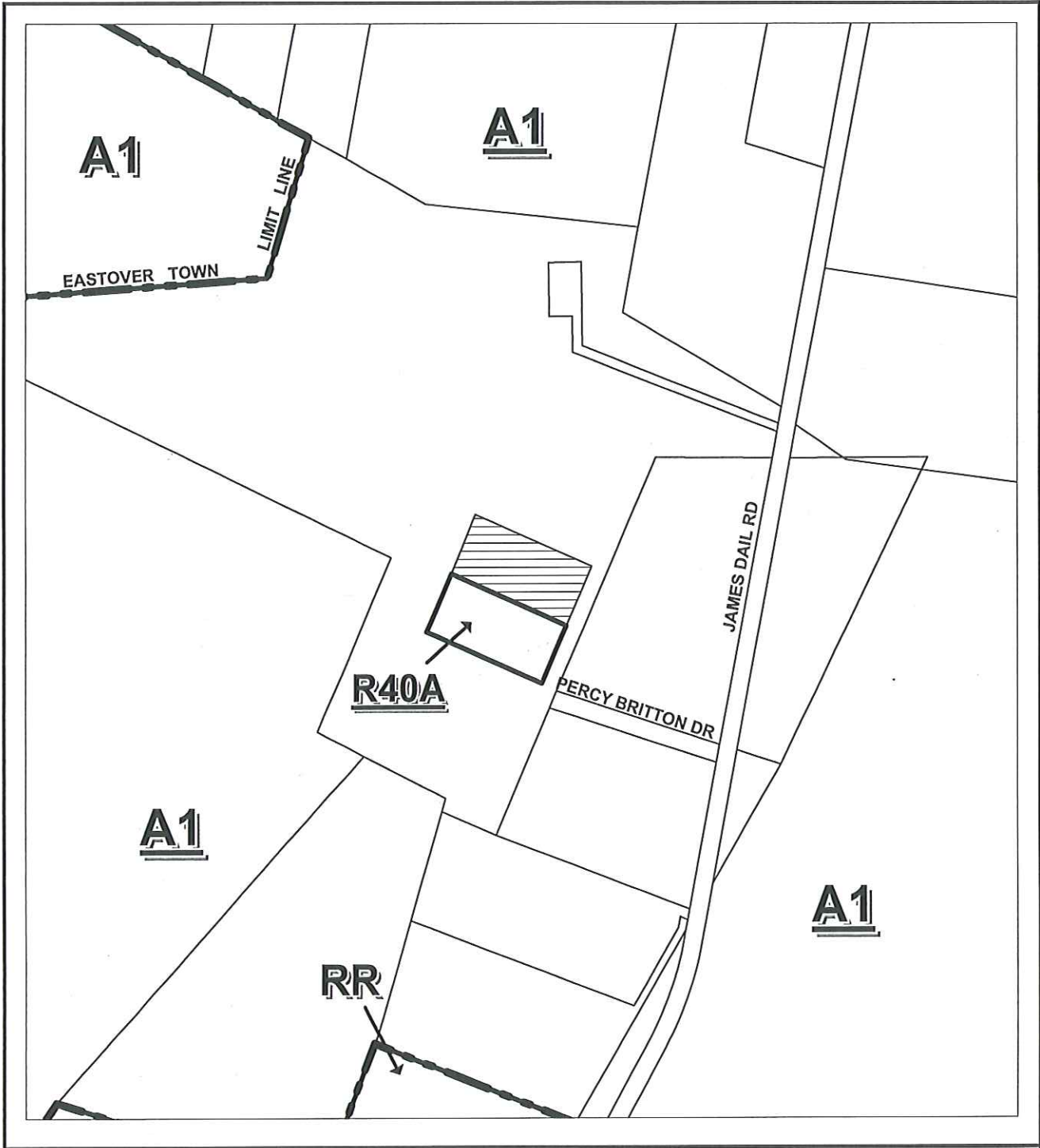
- a. The approval is an amendment to the adopted Eastover Area Land Use Plan (2000) map; and that the Board of Commissioners should not require any additional request or application for amendment to said map;
- b. The following change in conditions was considered in amending the zoning ordinance (zoning map) to meet the development needs of the community: the requested district will ensure the lot sizes are compatible with the ultimate goal of protecting and preserving the rural character of the area, and the subject property is now located within the Town of Eastover's Municipal Influence Area which was nonexistent in October 2000 when the Land Use Plan was adopted;
- c. And, this rezoning approval is reasonable and in the public interest because the district requested will allow the site to be developed in accordance with similar approvals in the area.

OTHER SUITABLE DISTRICTS: None

ATTACHMENTS: SKETCH MAP

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 R40A

ACREAGE: 2.00 AC.+/-		HEARING NO: P17-54	
ORDINANCE: COUNTY	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

PIN: 0479-66-7868

AM

REQUEST
R15 TO O&I(P)/CZ FOR A GENERAL
OFFICE (Commercial Core Overlay District)

ACREAGE: 1.18+/-

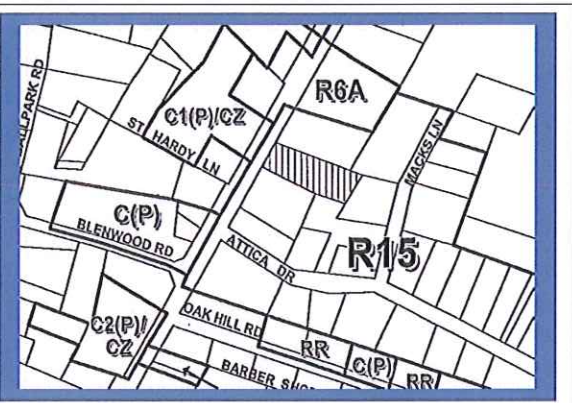
PROPERTY OWNER/APPLICANT
GLORIA CRAWFORD SEALEY & THEODORE C.
SEALEY (OWNERS)

PROPERTY ADDRESS/LOCATION
4064 Dunn Road

Jurisdiction: **Eastover**

PROPERTY INFORMATION

Frontage & Location: 130.46'+/- on US 301 (Dunn Road)
Depth: 388'+/-
Adjacent Property: No
Town of Eastover: No objection
Current Use: Residential
Initial Zoning: R15 – December 14, 1979 (Area 10); Eastover incorporated July 26, 2007; Eastover initial zoning to R15 - December 4, 2007; Commercial Core Overlay District adopted October 2, 2012
Nonconformities: None
Zoning Violation(s): None
School Capacity/Enrolled: Comments requested; none received
Special Flood Hazard Area (SFHA): None
Water/Sewer Availability: ESD/ESD
Soil Limitations: None
Subdivision/Site Plan: See Ordinance Related Conditions
Average Daily Traffic County (2016): 4,700 on US 301 (Dunn Road)
Highway Plan: Dunn Road is identified as a Thoroughfare existing in the 2040 Metropolitan Transportation Plan with no constructions /improvements planned; no impact on the Transportation Improvement Plan.



SURROUNDING LAND USE: Residential, retailing & servicing, second-hand sales, printing & reproduction (small scale)
COMPREHENSIVE PLANS: 2030 Growth Vision Plan: Community Growth area;
Eastover Land Use Plan: One Acre Residential

Notes:

- Density:
R15- 3 lots/units
(Minimum width limitation would restrict to 2 lots)

- Minimum Yard Setbacks:

	<u>O&I(P)</u>	<u>R15</u>
Front yard:	35'	30'
Side yard:	20'	10'
Rear yard:	20'	35'

STAFF RECOMMENDATION

APPROVAL **APPROVAL WITH CONDITIONS** DENIAL

In Case P17-53, the Planning and Inspections Staff recommend to approve the rezoning from R15 Residential to O&I(P) Planned Office and Institutional/CZ Conditional Zoning for a general office and find:

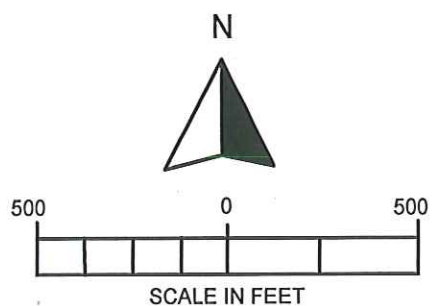
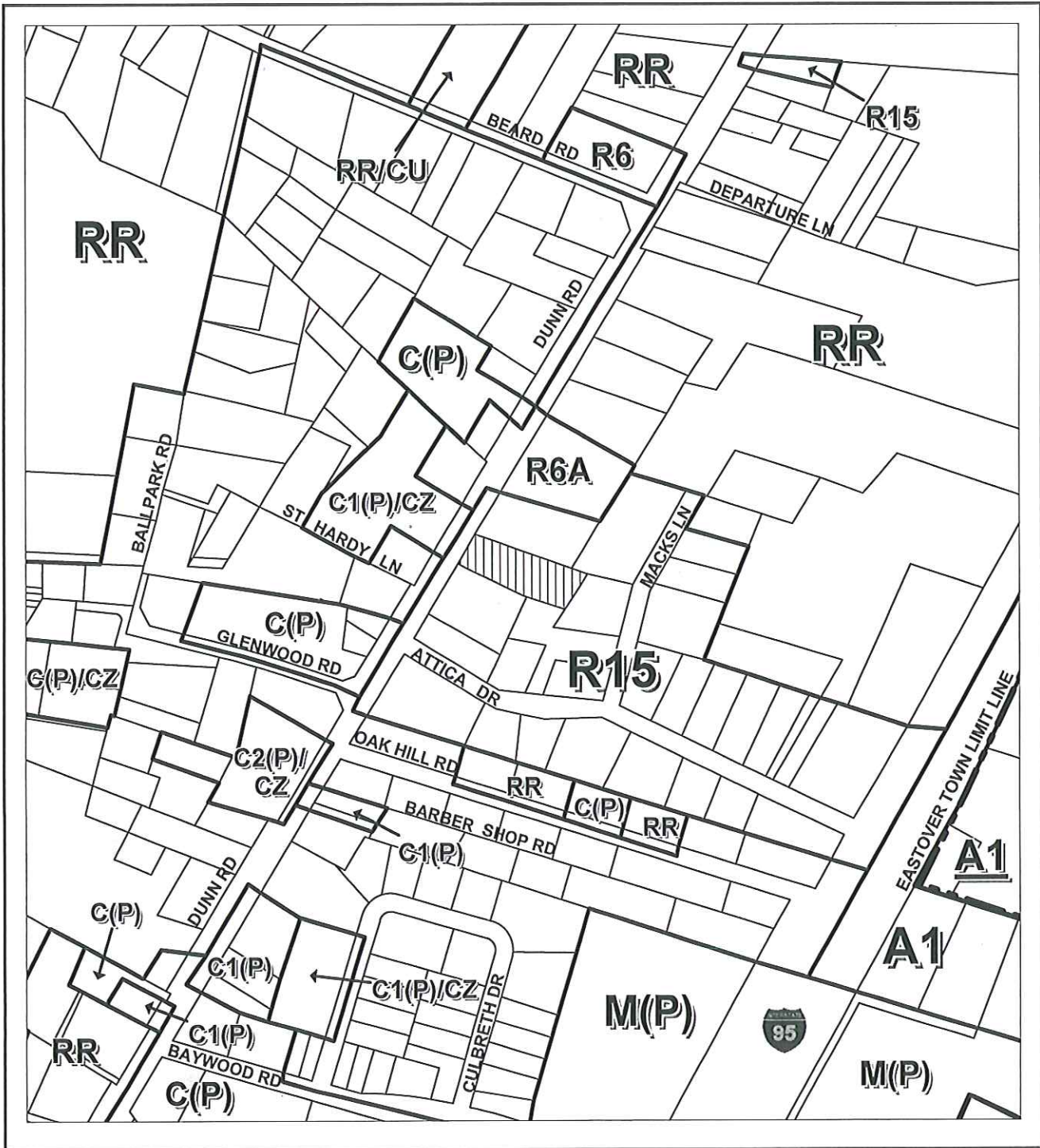
- The approval is an amendment to the adopted Eastover Land Use Plan (2000) map; and that the Board of Commissioners should not require any additional request or application for amendment to said map;
- The following change in conditions was considered in amending the zoning ordinance (zoning map) to meet the development needs of the community: the Eastover Land Use Plan (2000) was adopted prior to Eastover's incorporation (2007) and the town's adoption of the Commercial Core Overlay District (2012), and public water and sewer are now available to the subject property;
- And, this rezoning approval is reasonable and in the public interest because the district requested will allow the site to be developed in accordance with the Commercial Core Overlay District standards.

The property owner has agreed to the Ordinance Related Conditions.

OTHER SUITABLE DISTRICTS: None
ATTACHMENTS: SKETCH MAP SITE PLAN/SIGNAGE PLAN APPLICATION ORDINANCE RELATED CONDITIONS

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.

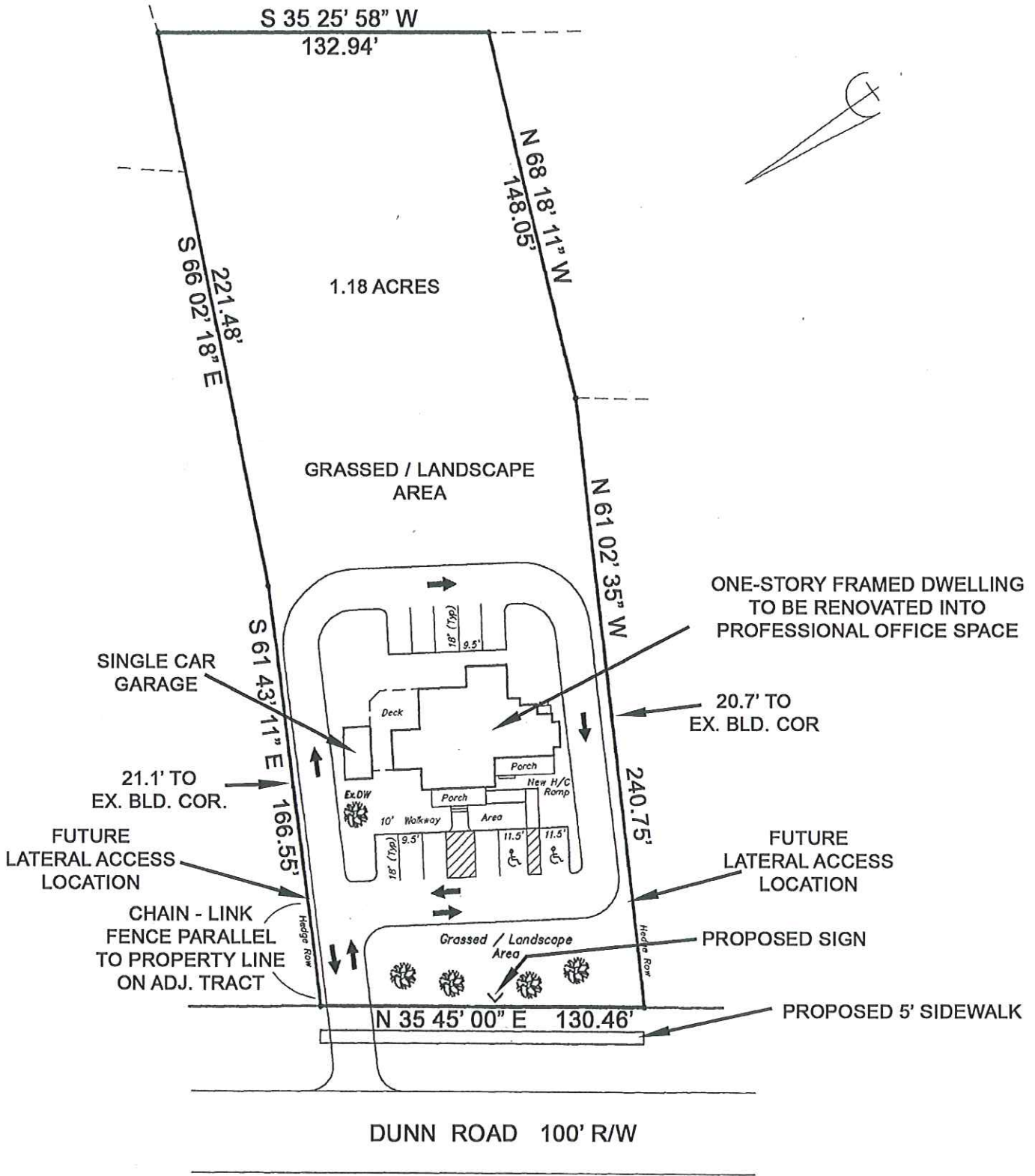


REQUESTED REZONING R15 TO O&I(P)/CZ

ACREAGE: 1.18 AC.+/-		HEARING NO: P17-53	
ORDINANCE: EASTOVER	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

PIN: 0469-62-1023

12-12-17
AM



O&I(P) PLANNED OFFICE & INSTITUTIONAL/CZ CONDITIONAL ZONING

REQUEST: GENERAL OFFICE

CASE: P17-53 ACREAGE: 1.18 +/-

SCALE: NTS PARKING: 11 SPACES

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

CASE: P17-53

96 in

48 in

JW SEALEY
HOMES

REAL ESTATE
&
CONSTRUCTION

910-897-4210

24 in

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 GLORIA CRAWFORD SEALEY AND THEODORE C. SEALEY
- 2. Address: P.O. Box 99, WADE, NC Zip Code 28395
- 3. Telephone: (Home) 910-237-2755 (Work) 910-897-4210
- 4. Location of Property: 4064 DUNN ROAD, FAYETTEVILLE, NC
- 5. Parcel Identification Number (PIN #) of subject property: 0469-62-1023
(also known as Tax ID Number or Property Tax ID)
- 6. Acreage: 1.18 ~~ONE + TWO TENTHS~~ Frontage: 111.00 ^{130.46} Depth: 388.00
- 7. Water Provider: PUBLIC WORKS COMMISSION Septage Provider: PUBLIC WORKS COMMISSION
- 8. Deed Book 6775, Page(s) 684, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
- 9. Existing use of property: FAMILY DWELLING
- 10. Proposed use(s) of the property: OFFICE

NOTE: Be specific and list all intended uses.

- 11. Do you own any property adjacent to, including across the street from, the property being submitted for rezoning? Yes _____ No X
- 12. Has a violation been issued on this property? Yes _____ No X
- 13. It is requested that the foregoing property be rezoned FROM: RESIDENTIAL
TO: (Select one) FROM R15 TO ~~R15~~ O+IP-C7
_____ Conditional Zoning District, with an underlying zoning district of _____
(Article V)
_____ Mixed Use District/Conditional Zoning District (Article VI)
_____ Planned Neighborhood District/Conditional Zoning District (Article VII)
_____ Density Development/Conditional Zoning District, at the _____ Density
(Article VIII)

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 if approved.)

OFFICE

- 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.

1.2 ACREAGE
1 DWELLING

2. DIMENSIONAL REQUIREMENTS:

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

PLOT PLAN

- B. Off-street parking and loading, Sec. 1202 & 1203: List the number of spaces, type of surfacing material and any other pertinent information.

PLOT PLAN

3. SIGN REQUIREMENTS:

Reference the district sign regulations proposed from Article XIII.

4' X 8' = 32 sq. ft.

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.**

Plot PLAN

- B. Indicate the type of buffering and approximate location, width and setback from the property lines. (Sec. 1102G). **NOTE: All required buffers must be included on the site plan.**

Plot 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.

UNKNOWN

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 must be of sufficient detail to allow the Planning and Inspections Staff, Planning Board and County Commissioners to analyze the proposed uses and arrangement of uses on the site. It also must 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.

✓ Gloria Crawford Sealey and Theodore C. Sealey
NAME OF OWNER(S) (PRINT OR TYPE)

✓ P.O. Box 99 Wade, NC 28395
ADDRESS OF OWNER(S)

gsealey09@gmail.com
E-MAIL

919-237-2755 910-897-4210
HOME TELEPHONE WORK TELEPHONE

Theodore C Sealey Gloria Crawford Sealey
SIGNATURE OF OWNER(S) SIGNATURE OF OWNER(S)

NAME OF AGENT, ATTORNEY, APPLICANT (by assign) (PRINT OR TYPE)

ADDRESS OF AGENT, ATTORNEY, APPLICANT

HOME TELEPHONE WORK TELEPHONE

E-MAIL ADDRESS FAX NUMBER

SIGNATURE OF AGENT, ATTORNEY, OR APPLICANT

Special Use Permit – Board of Adjustment

DRAFT

Ordinance Related Conditions

General Office

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. Connection to public water and sewer is required, the Eastover Sanitary District (ESD) must approve water and sewer plans prior to application for any permits. A copy of the ESD approval must be provided to Code Enforcement at the time of application for building/zoning permits. (Section 2306 A.1, Public Water and Sewer Systems, 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 Environmental Quality. 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 Environmental Quality (NCDEQ) 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 NCDEQ approval must be provided to Code Enforcement at the time of application for any building/zoning permits.
6. Landscaping must be provided in accordance with Section 1102 N, Landscaping, County Zoning Ordinance and/as shown on the site plan. The following are the minimum standards for the required landscaping of this site:
 - a. Four street trees of a type listed within the NC Department of Transportation's *Guidelines for Planting within Highway Right-of-Way* as being hardy plants within the front yard setback area along US Hwy 301 (Dunn Road); and
 - b. Sixteen shrubs are required in the building yard area.

NOTE: The developer must contact Land Use Codes and modify the map to meet the above condition prior to permit issuance.

In addition:

- a. Required plant materials shall be maintained by the property owner, including replacing dead or unhealthy trees and shrubs; and
 - b. All yard and planting areas shall be maintained in a neat, orderly, and presentable manner and kept free of weeds and debris.
7. Prior to the building final inspection, a five foot wide concrete, or other approved surface material, sidewalk is required to be constructed along US HWY 301 (Dunn Road) and as shown on the site plan. (Section 801, Eastover Commercial Core Overlay District, Cumberland County Zoning Ordinance)
 8. Prior to the building final inspection, a fire hydrant must be installed along US HWY 301 (Dunn Road); hydrants must be located no further than 1,000 feet apart and at a maximum of 500 feet from any lot.

9. 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.
10. **Driveway Permit is required.** 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. **Permits MUST be secured prior to the change or alteration of existing or proposed property use. Failure to secure required permits prior to construction or change in property usage may result in the removal of the driveway or street connections at the property owner's expense.** For additional information contact the Division 6 / District 2 office at the number listed on the bottom of this conditional approval.

Note: In the event the NCDOT driveway permit process alters the site plan in any manner, the copies of a revised site plan must be submitted for staff review and approved prior to permit application.

Note: The property owner most likely will be required to provide a copy of a recorded plat and deed conveying to the NCDOT that portion of the subject property located within or to be located within the right-of-way at the time of driveway permit application.

Site-Related:

11. All uses, dimensions, setbacks and other related provisions of the Subdivision and Development Ordinance and Zoning Ordinances for the O&I(P)/CZ zoning and the Commercial Core Overlay districts must be complied with, as applicable.
12. Outside storage of material and/or equipment is not an allowed use on the subject property.
13. This conditional approval is not approval of the freestanding signs. Attached signage for this development must be in accordance with the applicable sign regulations as set forth in Article XIII of the County Zoning Ordinance and that the proper permit(s) must be obtained prior to the installation of any permanent signs on the property. (Note: This conditional approval is not approval of the size, shape, or location of any signs.)

Note: The proposed sign exceeds the allowable maximum sign height by twelve inches. The maximum sign height, including all support structures, within the Commercial Core Overlay District is five feet.

14. For any new development, an adequate drainage system must be installed by the developer in accordance with the NC Department of Environmental Quality (NCDEQ) *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)
15. For new development, all utilities, except for 25kv or greater electrical lines, must be located underground. (Section 2306 C, County Subdivision and Development Ordinance)
16. In the event a stormwater utility structure is required by the NC Department of Environmental Quality (NCDEQ), 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.
17. Turn lanes may be required by the NC Department of Transportation (NCDOT).

Note: The property owner most likely will be required to provide a copy of a recorded plat and deed conveying to the NCDOT that portion of the subject property located within or to be located within the right-of-way at the time of driveway permit application.

18. All lighting is required to be directed internally within this development and comply with the provisions of Section 1102 M, Outdoor Lighting, County Zoning Ordinance.
19. A solid buffer must be provided and maintained along the side & rear property lines where this tract/site abuts R15 Residential zoning in accordance with the provisions of Section 1102 G, Buffer Requirements, County Zoning Ordinance. (Note: Chain link fencing cannot be used to satisfy the buffer requirement.)

NOTE: The developer must contact Land Use Codes and modify the map to meet the above condition prior to permit issuance.

20. All dumpster, garbage, and utility areas shall be located on concrete pads and screened on a minimum of three sides.
21. All required off-street parking spaces are required to be a minimum of 9' x 20' and surfaced, with a permanent material such as asphalt or concrete, and striped prior to application for the building final inspection. A minimum of seven off-street parking spaces is required for this development.

Advisories:

22. The applicant is advised to consult an expert on wetlands before proceeding with any development.
23. The subject property lies on Dunn Road. Dunn Road is identified as a Thoroughfare Existing in the 2040 Metropolitan Transportation Plan with no constructions/improvements planned. The subject property will have no impact on the Transportation Improvement Plan. For questions related to this comment, please contact Transportation Planning.

Thank you for choosing the Town of Eastover for your business location!

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	ebyrne@co.cumberland.nc.us
Code Enforcement (Permits):	Scott Walters	321-6654	swalters@co.cumberland.nc.us
County Building Inspections:	Gary Faulkner	321-6648	gfaulkner@co.cumberland.nc.us
Fire Marshal – Emergency Services	Rodney Ward	321-6625	rward@co.cumberland.nc.us
Eastover Sanitary District:	Connie Spell	229-3716	cfspellesd@ncrrbiz.com
Town of Eastover:	Aaron Barnes (Staff Rep)	678-7602	abarnes@co.cumberland.nc.us
Town of Eastover:	Kim Nazarchyk (Manager)	323-0707	townmanager@eastovernc.com
Town of Eastover	Jane Faircloth (Town Clerk)	323-0707	townclerk@eastovernc.com
US Postal Service	Jonathan R. Wallace	(704) 393-4412	jonathan.r.wallace@usps.gov
Corp of Engineers (wetlands):	Liz Hair	(910) 251-4049	hair@usacr.army.mil
NCDEQ (E&S):	Leland Cottrell	(910) 433-3393	leland.cottrell@ncdenr.gov
US Fish & Wildlife Services	Susan Ladd Miller	(910) 695-3323	susan_miller@fws.gov
Location Services:			
Site-Specific Address:	Ron Gonzales	678-7616	rgonzalez@co.cumberland.nc.us
Tax Parcel Numbers:		678-7549	
NCDOT (driveways/curb-cuts):	Troy Baker	486-1496	tlbaker@ncdot.gov
Transportation Planning:	Greg Shermeto	678 7615	gshermeto@co.cumberland.nc.us

cc: Kim Nazarchyk, Town of Eastover
Connie Spell, Eastover Sanitary District

REQUEST
RR TO C(P)

ACREAGE: .40+/-

PROPERTY OWNER/APPLICANT
IBRAHIM ALSAIDI ON BEHALF OF PIT STOP 301
EXPRESS LLC (OWNER)

PROPERTY ADDRESS/LOCATION
Northeast quadrant of the intersection of
US Hwy 301 South & SR 2243 (Roslin
Farm Road)

Jurisdiction: **County**

PROPERTY INFORMATION

Frontage & Location: 72'+/- on US Hwy 301 South; 136'+/- on SR 2243 (Roslin Farm Road)

Depth: 150'+/-

Adjacent Property: No

Municipal Influence Area: Hope Mills (20 year)

Current Use: Vacant

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

Nonconformities: Although a legal lot, subject property does not meet minimum size requirements for the RR zoning district, therefore it can only be developed as a single-family residence.

Zoning Violation(s): None issued

School Capacity/Enrolled: Comments requested; none received

Special Flood Hazard Area (SFHA): None

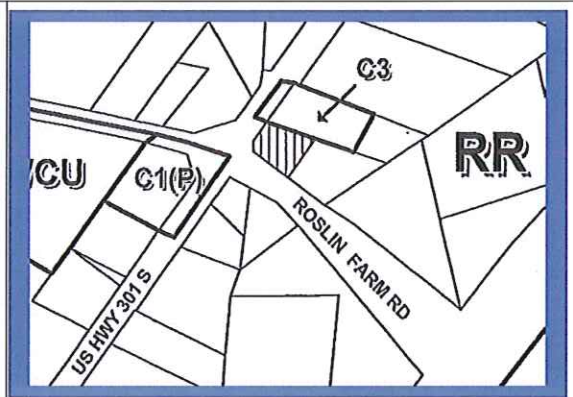
Water/Sewer Availability: Well/Septic

Soil Limitations: Yes - Hydric: Ra (Rains sandy loam)

Subdivision/Site Plan: Site plan review may be required if approved

Average Daily Traffic County (2016): 8,200 on US Hwy 301 South

Highway Plan: Roslin Farm Road is identified as a Thoroughfare existing in the 2040 Metropolitan Transportation Plan with no constructions/improvements planned; no impact on the Transportation Improvement Plan.



SURROUNDING LAND USE: Residential (including manufactured homes), religious worship facility, convenience store/motor vehicle repair

COMPREHENSIVE PLANS: 2030
Growth Vision Plan: Rural Areas;
Southwest Cumberland Land Use Plan: Farmland

Notes:

1. Density:
RR- 0 lots/units

2. Minimum Yard Setbacks:

	<u>C(P)</u>	<u>RR(minus 17%)</u>	
Front yard:	50'	30'	24.9'
Side yard:	30'	15'	12.45'
Rear yard:	30'	35'	29.05'

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

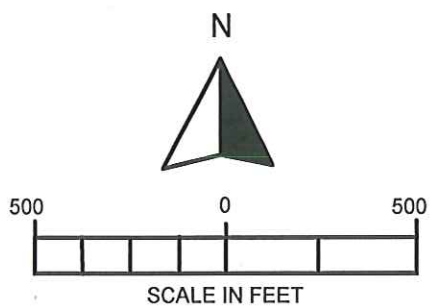
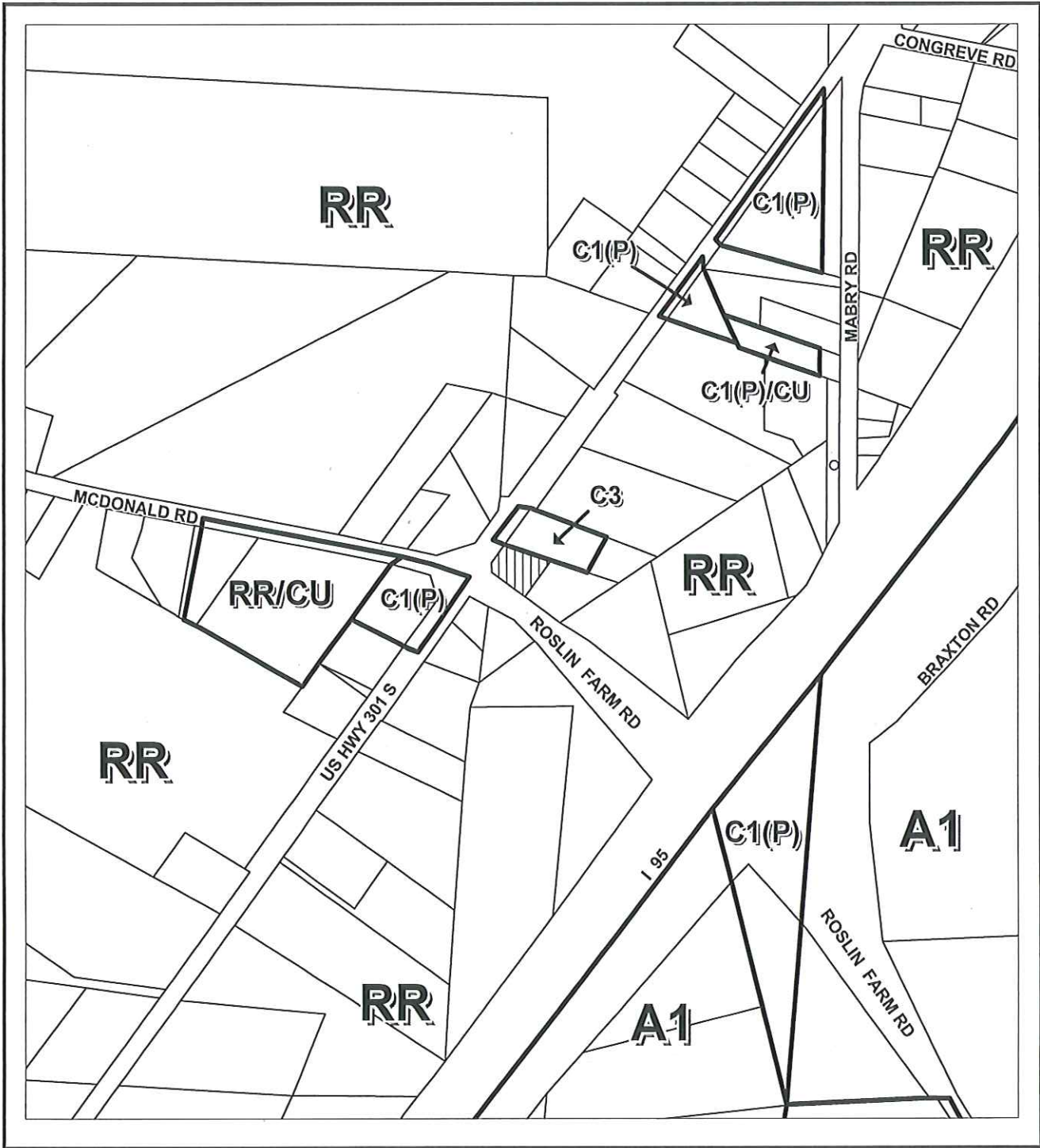
In Case P17-52, the Planning and Inspections Staff recommends to deny the rezoning from RR Rural Residential to C(P) Planned Commercial and find it is not consistent with the adopted Southwest Cumberland Land Use Plan which calls for "farmland" at this location; and further find that denial of the rezoning is reasonable and in the public interest because the subject property lacks access to public water and sewer and is not a tract of sufficient size to accommodate vehicular and pedestrian traffic as well as buffering and landscaping.

OTHER SUITABLE DISTRICTS: None

ATTACHMENTS: SKETCH MAP

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 TO C(P)

ACREAGE: 0.40 AC.+/-		HEARING NO: P17-52	
ORDINANCE: COUNTY	HEARING DATE	ACTION	
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

PIN: 0412-57-3088