

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

**TENTATIVE AGENDA**

October 17, 2017

7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE – MRS. EPLER
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING DEFERRALS / WITHDRAWALS
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF SEPTEMBER 19, 2017
- VII. JOINT PLANNING BOARD 2017/2018 DEADLINE / MEETING SCHEDULE
- VIII. PUBLIC HEARING CONSENT ITEMS

REZONING CASE

- A. **P17-20.** REZONING OF 1.27+/- ACRES FROM R6A RESIDENTIAL TO C2(P) PLANNED SERVICE AND RETAIL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 116 AIRPORT ROAD, SUBMITTED BY OSAZE LOVE ASEMOTA & LILY IGUNBOR (OWNERS) AND GABRIEL IGUNBOR (AGENT).
- B. **P17-40.** REZONING OF .46+/- ACRES FROM R6A RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2594 HOPE MILLS ROAD, SUBMITTED BY TED & TERESA HILL ON BEHALF OF HILLSIDE LANDSCAPE SUPPLIES (OWNER). (HOPE MILLS)
- C. **P17-41.** REZONING OF 5.89+/- ACRES FROM A1 AGRICULTURAL AND A1/CU FOR MOTOR VEHICLE SALES TO C2(P) PLANNED SERVICE AND RETAIL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 4716, 4722 & 4750 NC HWY 87 SOUTH, SUBMITTED BY BRUCE FRED LONG (OWNER) & ADAM SELLNER ON BEHALF OF PRIMAX PROPERTIES LLC (AGENT).
- D. **P17-42.** REZONING OF .44+/- ACRES FROM RR RURAL RESIDENTIAL TO R15 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON EAST SIDE OF US 301 (DUNN ROAD), NORTH OF SR 1722 (BEARD ROAD); SUBMITTED BY ELLA WILLIAMS LEBLANC (OWNER) & MARION W. FISHER (AGENT). (EASTOVER)

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

IX. PUBLIC HEARING CONTESTED ITEMS

X. DISCUSSION

DIRECTOR'S UPDATE

XI. ADJOURNMENT

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*

**2018**

*JOINT PLANNING BOARD*

*DEADLINE/MEETING SCHEDULE*

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

**Application Deadline**

**Meeting Date (Tuesdays)**

Thursday, December 7, 2017	January 16, 2018	February 6, 2018*
Wednesday, January 17, 2018	February 20, 2018	March 6, 2018*
Wednesday, February 14, 2018	March 20, 2018	April 3, 2018*
Tuesday, March 13, 2018	April 17, 2018	May 1, 2018*
Wednesday, April 11, 2018	May 15, 2018	June 5, 2018*
Tuesday, May 15, 2018	June 19, 2018	
Tuesday, June 12, 2018	July 17, 2018	August 7, 2018*
Wednesday, July 18, 2018	August 21, 2018	September 4, 2018*
Tuesday, August 14, 2018	September 18, 2018	October 2, 2018*
Wednesday, September 12, 2018	October 16, 2018	November 6, 2018*
Tuesday, October 16, 2018	November 20, 2018	December 4, 2018*
Friday, November 9, 2018	December 18, 2018	
Thursday, December 6, 2018	January 15, 2019	February 5, 2019*

**NOTE: Generally, deadlines are set 24 working days prior to the Board meeting date.**

**\*Meeting start times are 12:00pm**

**REQUEST**  
R6A TO C2(P)

**ACREAGE**  
1.27+/-

**APPLICANT/PROPERTY OWNER**  
OSAZE LOVE ASEMOTA, LILY IGUNBOR &  
GABRIEL IGUNBOR

**PROPERTY ADDRESS/LOCATION**  
116 AIRPORT RD

Jurisdiction: **County**

**PROPERTY INFORMATION**

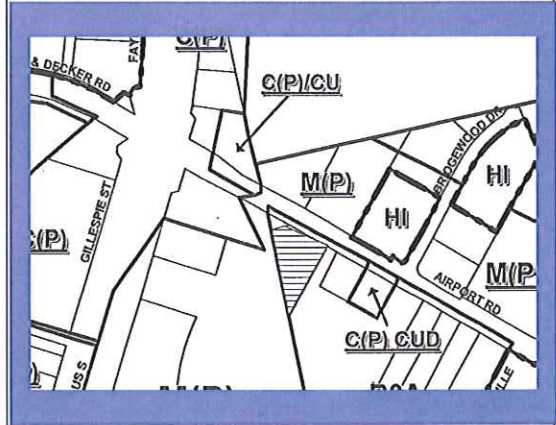
**Frontage & Location:** 202'+/- on SR 2260 (Airport Rd)  
**Depth:** 360'+/-  
**Adjacent Property:** No  
**Current Use:** Residential  
**Initial Zoning:** R6A – March 15, 1979 (Area 6)  
**Nonconformities:** Yes – if approved, C2(P) would make the building nonconforming on the side yard setback. The residential use would become nonconforming as well.  
**Zoning Violation(s):** None  
**School Capacity/Enrolled:** Comments requested, none received  
**Special Flood Hazard Area (SFHA):** No  
**Water/Sewer Availability:** PWC/PWC  
**Soil Limitations:** Yes – Hydric, JT Johnston loam  
**Average Daily Traffic Count (2014):** 8,700 on SR 2260 (Airport Road)  
**Highway Plan:** Airport Road is identified as an existing boulevard in the 2040 Metropolitan Transportation Plan with no constructions/improvements planned. The subject property will have no impact on the Transportation Improvement Plan  
**Fayetteville Regional Airport:** The airport supports commercial uses of property surrounding the airport.  
**Airport Impact Zone:** 6, Fewer than 100 people per acre

**Notes:**

- Density  
R6A – 12 lots/13 units  
MHP – 10 units

2. Minimum Yard Setbacks:

<u>C2(P)</u>	<u>C1(P)</u>	<u>O&amp;I(P)</u>	<u>R6A</u>
Front yard: 50'	Front yard: 45'	Front yard: 35'	Front yard: 25'
Side yard: 30'	Side yard: 15'	Side yard: 15'	Side yard: 10'
Rear yard: 30'	Rear yard: 20'	Rear yard: 20'	Rear yard: 15'



**SURROUNDNG LAND USE:** Residential (including manufactured homes), manufactured home park, vacant commercial, motor vehicle rental, pest control, fleet maintenance, bottled water distribution, manufactured home sales & manufactured home part sales

**COMPREHENSIVE PLANS:** 2030 Growth Vision Plan: Urban South Central Land Use Plan: Airport uses

**STAFF RECOMMENDATION**

**APPROVE**

APPROVE WITH CONDITIONS

DENY

**FIRST MOTION**

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

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

**SECOND MOTION**

In addition to the above information, the Planning and Inspections Staff recommends the board approve Case No. P17-20 for C2(P) Planned Service and Retail based on the following:

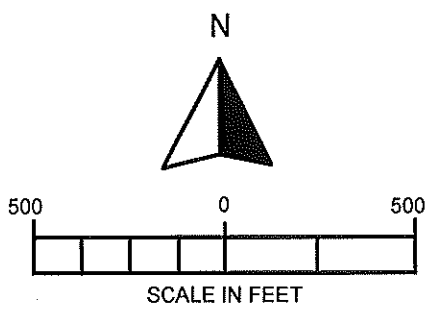
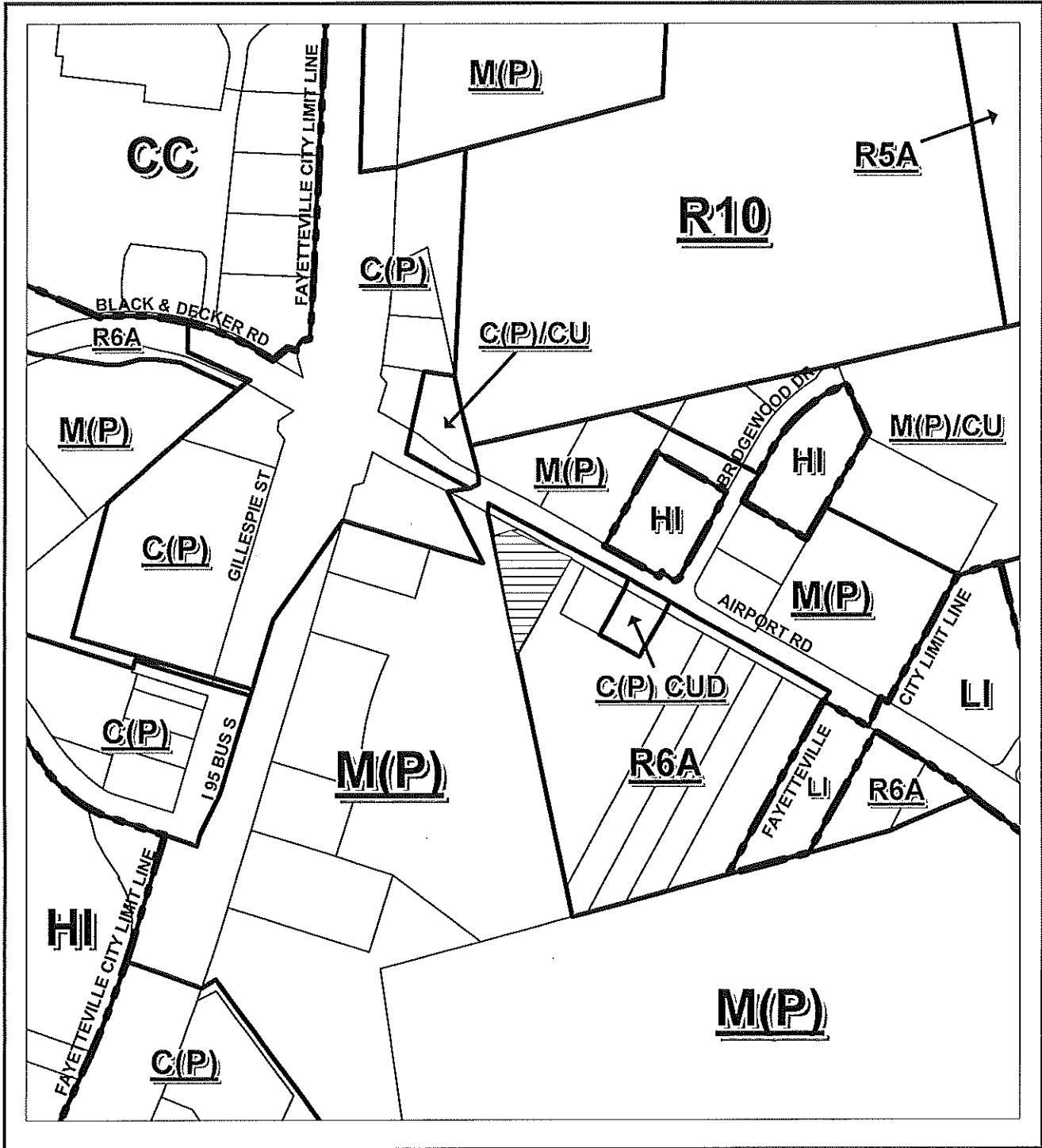
- The district requested will allow for land uses that are considered favorable under the Airport Overlay District and by the Fayetteville Regional Airport Director.

**OTHER SUITABLE DISTRICTS:** C1(P) & O&I(P)

**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 R6A TO C2(P)

<b>ACREAGE: 1.27 AC.+/-</b>	<b>HEARING NO: P17-20</b>	
<b>ORDINANCE: COUNTY</b>	<b>HEARING DATE</b>	<b>ACTION</b>
<b>STAFF RECOMMENDATION</b>		
<b>PLANNING BOARD</b>		
<b>GOVERNING BOARD</b>		

PIN: 0435-04-7522

MB  
06/20/17  
10/10/17

REQUEST  
R6A to C(P)

ACREAGE: 0.46+/-

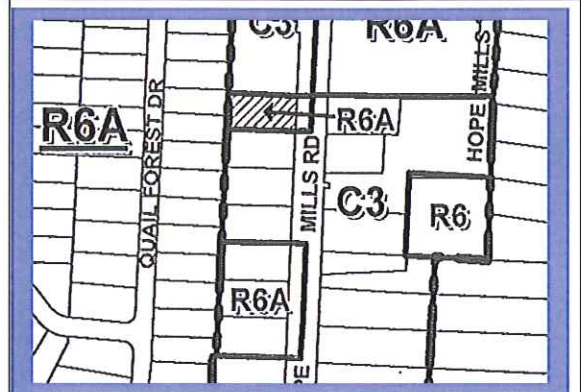
APPLICANT/PROPERTY OWNER  
TED & TERESA HILL ON BEHALF OF HILLSIDE  
LANDSCAPE SUPPLIES

PROPERTY ADDRESS/LOCATION  
2594 HOPE MILLS ROAD

Jurisdiction: **Hope Mills**

**PROPERTY INFORMATION**

**Frontage & Location:** 95'+/- on NC 59 (Hope Mills Road)  
**Depth:** 188'+/-  
**Hope Mills staff:** No objection  
**Adjacent Property:** Yes  
**Current Use:** Landscaping supplies  
**Initial Zoning:** R6 – November 17, 1975 (Area 4)  
**Nonconformities:** Unapproved non-residential use in residential district  
**Zoning Violation(s):** None  
**School Capacity/Enrolled:** Cumberland Mills Elementary 630/649; Ireland Drive Middle School 340/293; Douglas Byrd Middle School 702/573; Douglas Byrd High School 1280/1149  
**Special Flood Hazard Area (SFHA):** None  
**Water/Sewer Availability:** PWC/PWC  
**Soil Limitations:** None  
**Subdivision/Site Plan:** If approved, recombination and site plan review required  
**Highway Plan:** The subject property lies on Hope Mills Road. Hope Mills Road is identified as a Boulevard Needing Improvement in the 2040 Metropolitan Transportation Plan with no constructions/improvements planned. The subject property will have no impact on the Transportation Improvement Plan.  
**Average Daily Traffic County (2014):** 27,000 on NC Hwy 59 (Hope Mills Road)



**SURROUNDNG LAND USE:** Residential, school, barbering & hairdressing, motor vehicle parts sales, laboratory, nursery operation, motor vehicle washing, motor vehicle repair, religious worship facility, manufactured home park

**COMPREHENSIVE PLANS:** 2030 Growth Vision Plan: Urban; Southwest Cumberland Land Use Plan: Heavy commercial

**Notes:**

- Density**  
R6A – 3 lots/4 units
- Minimum Yard Setbacks:**

<b>C(P)</b>	<b>C2(P)</b>	<b>R6A</b>
Front yard: 50'	Front yard: 50'	Front yard: 25'
Side yard: 30'	Side yard: 30'	Side yard: 10'
Rear yard: 30'	Rear yard: 30'	Rear yard: 30'

STAFF RECOMMENDATION

**APPROVE**

APPROVE WITH CONDITIONS

DENY

**FIRST MOTION**

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

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

**SECOND MOTION**

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

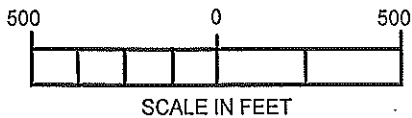
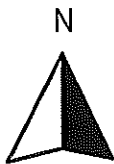
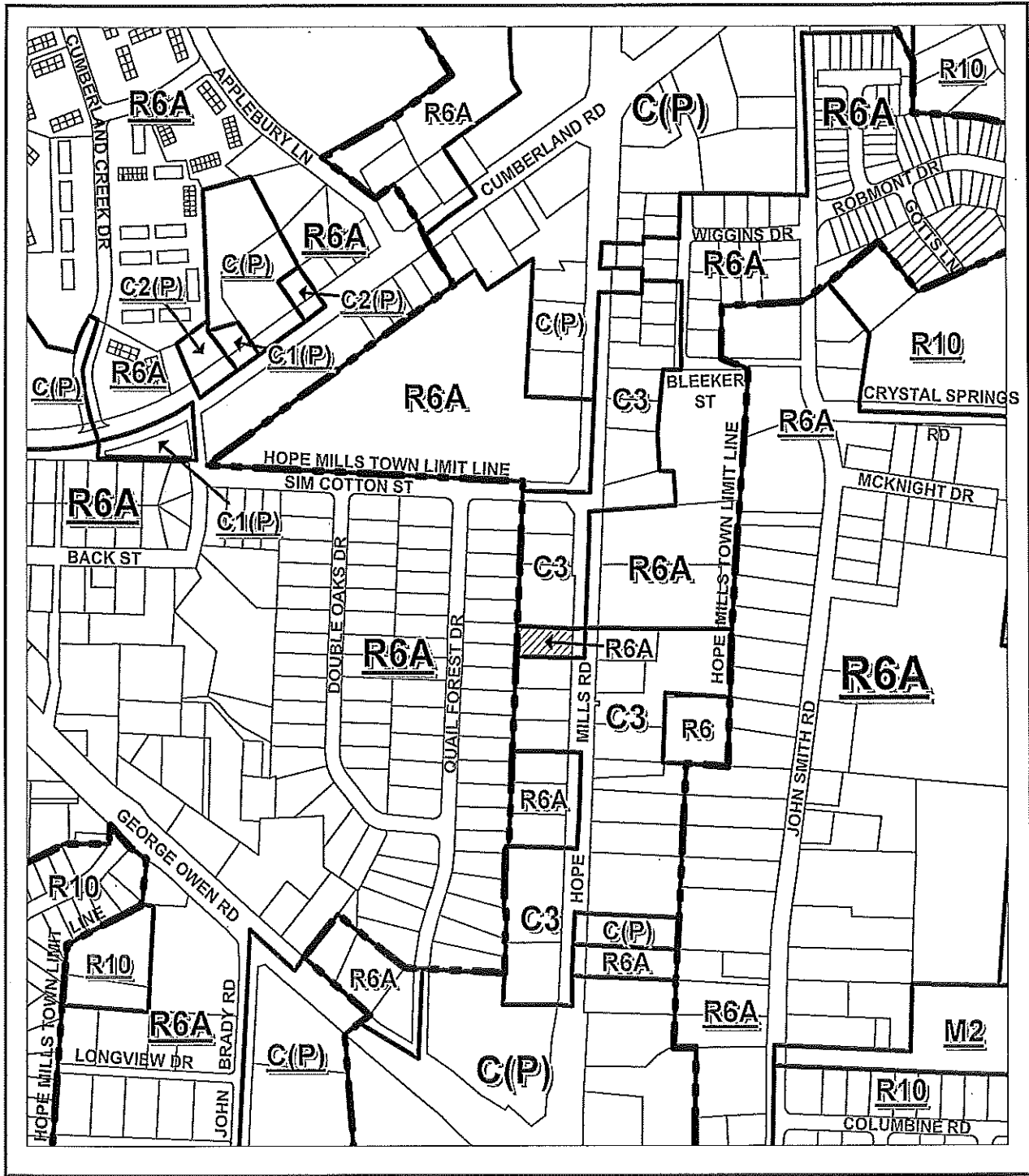
The staff recommends the board further find that approval of this rezoning is reasonable and in the public interest because the district requested for the subject property generally meets or exceeds the location criteria of the adopted Land Use Policies Plan, in that: *public water and sewer required,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

**OTHER SUITABLE DISTRICTS:** C2(P)

**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 R6A TO C(P)

<b>ACREAGE: 0.46 AC.+/-</b>	<b>HEARING NO: P17-40</b>	
ORDINANCE: HOPE MILLS	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		

CASE NUMBER: P17-41

PLANNING BOARD HEARING DATE:  
10/17/2017

REQUEST  
A1 & A1/CU to C2(P)

ACREAGE: 5.89+/-

APPLICANT/PROPERTY OWNER  
BRUCE FRED LONG & ADAM SELLNER ON BEHALF  
OF PRIMAX PROPERTIES LLC (AGENT)

PROPERTY ADDRESS/LOCATION  
4716, 4722 & 4750 NC HWY 87 S

Jurisdiction: **County**

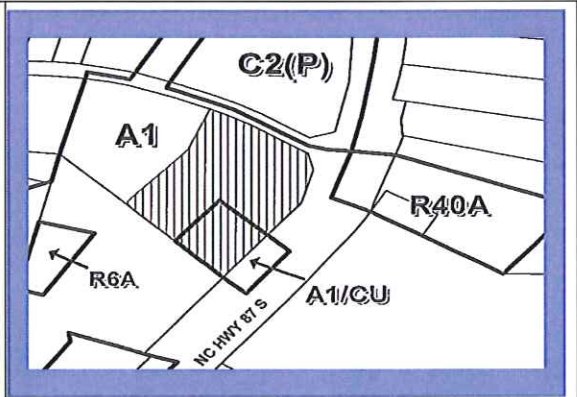
**PROPERTY INFORMATION**

Frontage & Location: 590'+/- on NC Hwy 87 S; 340'+/- on SR 2237 (Smith Road)  
Depth: 475'+/-  
Adjacent Property: Yes; portion of parent tract not included in request  
Current Use: Residential & vacant motor vehicle sales  
Initial Zoning: R6A – June 25, 1980 (Area 13)  
Nonconformities: If approved, existing residential structure will be made nonconforming  
Zoning Violation(s): None  
School Capacity/Enrolled: Alderman Road Elementary School 750/691; Gray's Creek Middle School 1100/1061; Gray's Creek High School 1470/1496  
Sewer Service Area: Yes  
Special Flood Hazard Area (SFHA): None  
Water/Sewer Availability: PWC/PWC  
Soil Limitations: None  
Subdivision/Site Plan: If approved, site plan review and potential subdivision required  
Highway Plan: The subject property lies on NC 87 S. NC 87 S 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.  
Average Daily Traffic County (2014): 760 on SR 2237 (Smith Rd); 16,000 on NC Hwy 87 S

**Notes:**

1. Density  
A1 – 2 lots/3 units
2. Minimum Yard Setbacks:

<u>C2(P)</u>	<u>A1</u>
Front yard: 50'	Front yard: 50'
Side yard: 30'	Side yard: 20'
Rear yard: 30'	Rear yard: 50'



SURROUNDING LAND USE: Residential (including manufactured homes), manufactured home park, religious worship facility, open storage of junk

COMPREHENSIVE PLANS: 2030 Growth Vision Plan: Urban; South Central Land Use Plan: Light Commercial

STAFF RECOMMENDATION

**APPROVE**

APPROVE WITH CONDITIONS

DENY

**FIRST MOTION**

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

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

**SECOND MOTION**

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

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

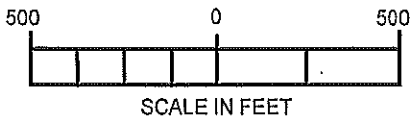
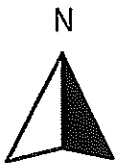
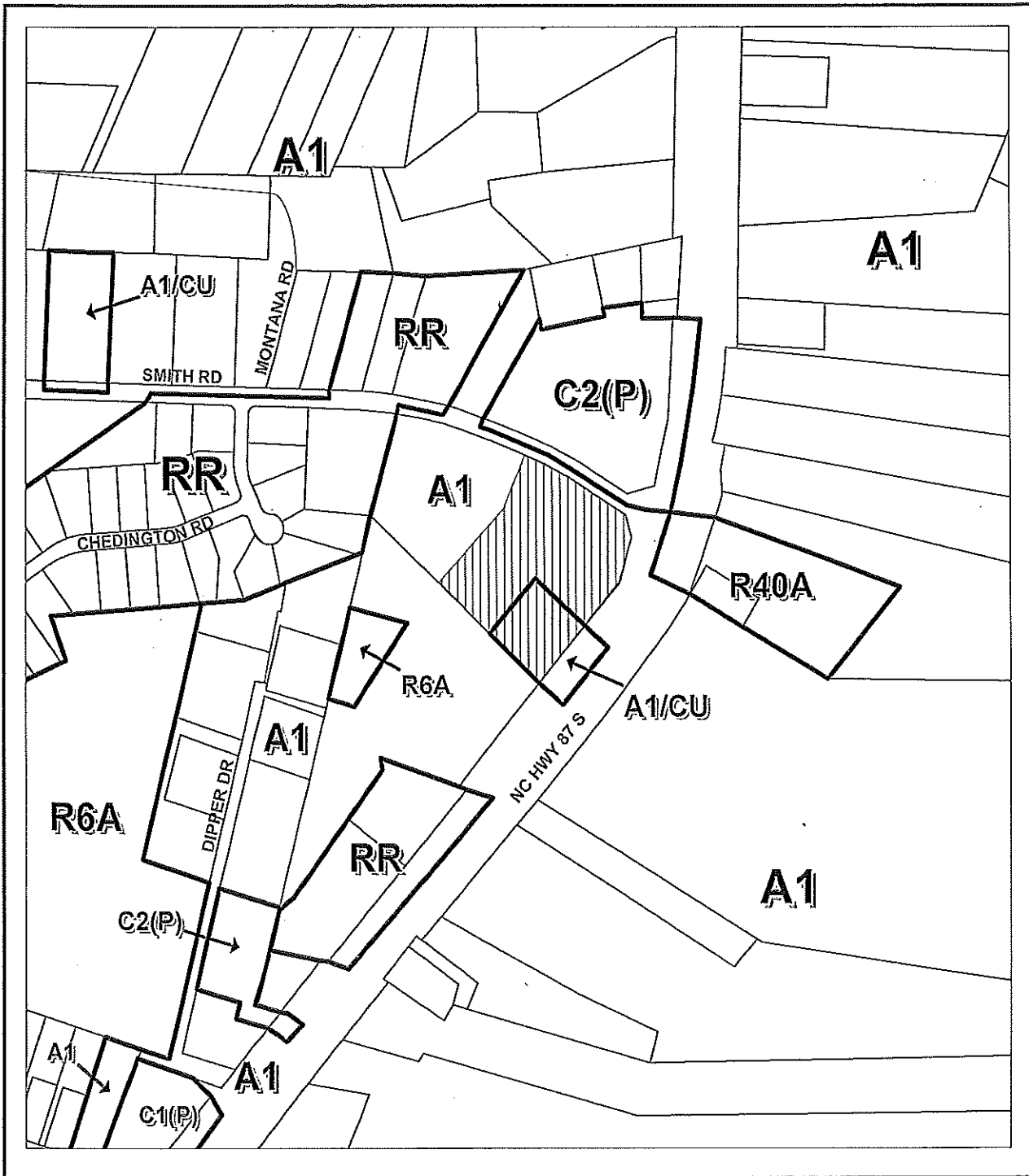
OTHER SUITABLE DISTRICTS: None

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.





PORT OF PIN: 0443-41-9572

## REQUESTED REZONING A1 & A1/CU TO C2(P)

**ACREAGE: 5.89 AC.+/-**

**HEARING NO: P17-41**

ORDINANCE: COUNTY

HEARING DATE

ACTION

STAFF RECOMMENDATION

PLANNING BOARD

GOVERNING BOARD

CASE NUMBER: P17-42

PLANNING BOARD HEARING DATE:  
10/17/2017

REQUEST  
RR to R15

ACREAGE: 0.44+/-

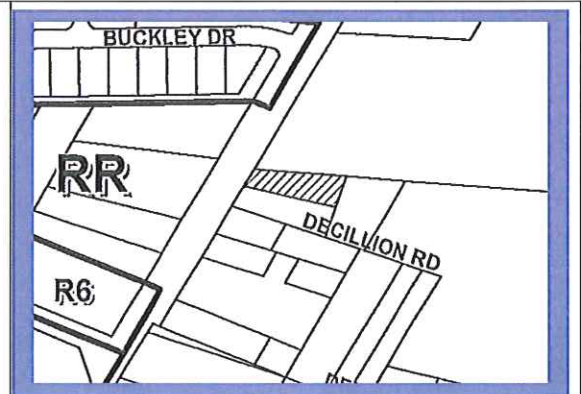
APPLICANT/PROPERTY OWNER  
ELLA WILLIAMS LEBLANC (OWNER) & MARION W.  
FISHER (AGENT)

PROPERTY ADDRESS/LOCATION  
EAST SIDE OF US 301 (DUNN ROAD), NORTH OF SR  
1722 (BEARD ROAD)

Jurisdiction: **EASTOVER**

**PROPERTY INFORMATION**

Frontage & Location: 55'+/- on US 301 (Dunn Rd)  
Depth: 260'+/-  
Adjacent Property: No  
Current Use: Residential  
Initial Zoning: RR – January 27, 1980 (Area 19A); Eastover initial zoning to RR-  
December 4, 2007  
Nonconformities: Existing structure does not meet side yard setbacks along  
northern property line  
Zoning Violation(s): None  
School Capacity/Enrolled: Eastover Central Elementary 540/391; Mac Williams Middle  
School 1270/1102; Cape Fear High School 1425/1482  
Special Flood Hazard Area (SFHA): None  
Water/Sewer Availability: ESD/ESD  
Soil Limitations: None  
Subdivision/Site Plan: If approved, group development may be required  
Highway Plan: 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.  
Average Daily Traffic County (2016): 3,900 on US HWY 301 (Dunn Road)



SURROUNDNG LAND USE: Residential (including  
manufactured homes)

COMPREHENSIVE PLANS: 2030 Growth Vision  
Plan: Community Growth Area; Eastover Land  
Use Plan: One acre residential

**Notes:**

- Density  
RR– 1 lot/unit
- Minimum Yard Setbacks:

<u>RR</u>	<u>R15</u>
Front yard: 30'	Front yard: 30'
Side yard: 15'	Side yard: 10'
Rear yard: 35'	Rear yard: 35'

STAFF RECOMMENDATION

**APPROVE**

APPROVE WITH CONDITIONS

DENY

**FIRST MOTION**

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

- The R15 district will restrict the allowed uses on the subject property to primarily single family residential as well as provide setbacks that will allow a home to meet the required side setbacks on an otherwise narrow lot.

**SECOND MOTION**

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

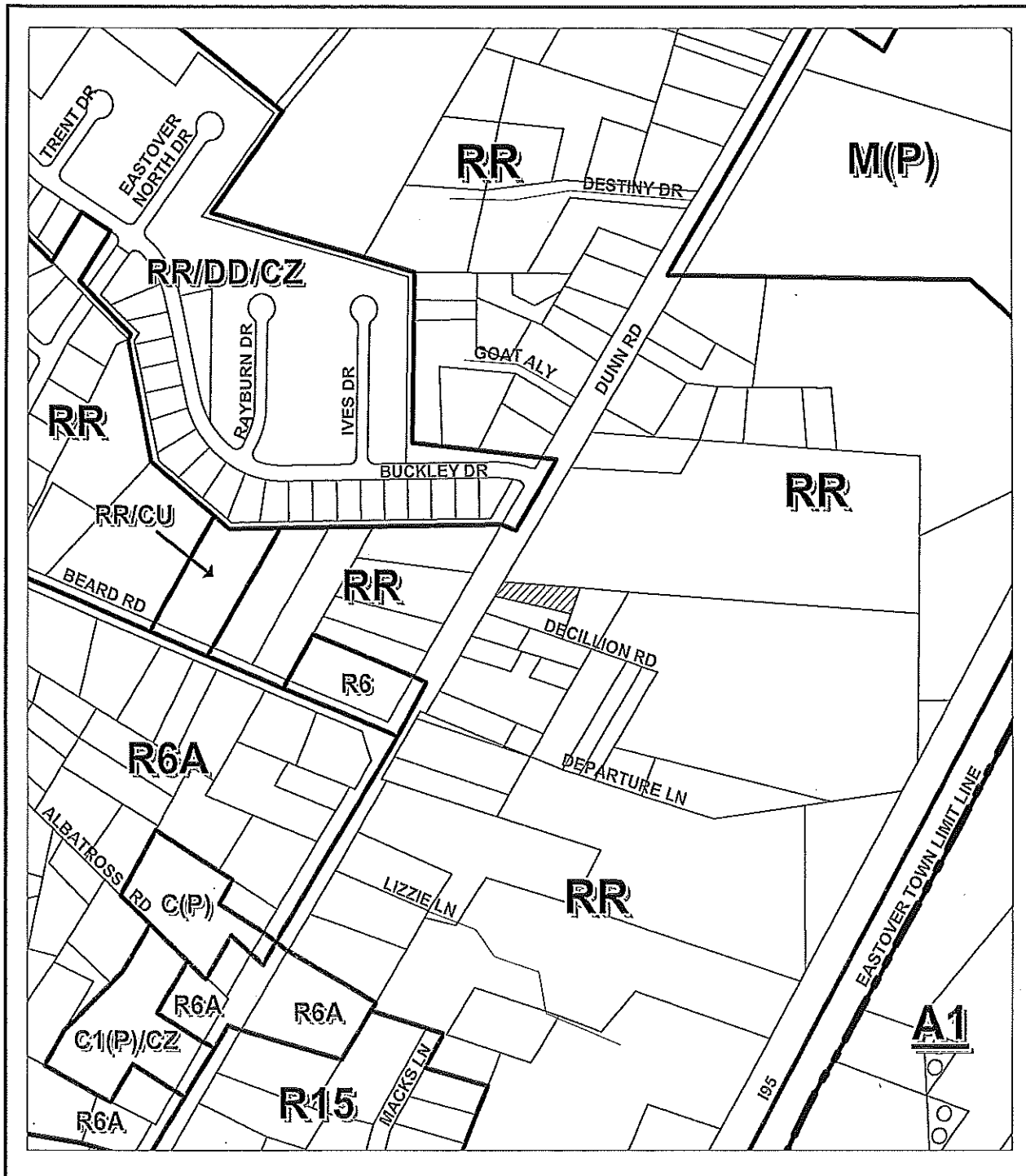
The staff recommends the board further find that approval of the rezoning is reasonable and in the public interest because the district requested for the subject property generally meets or exceeds the location criteria of the adopted Land Use Policies Plan, in that: *public or community water and public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

OTHER SUITABLE DISTRICTS: None

ATTACHMENTS: SKETCH MAP

**First Class and Record Owners' Mailed Notice Certification**

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## REQUESTED REZONING RR TO R15

ACREAGE: 0.44 AC. +/-

HEARING NO: P17-42

ORDINANCE: EASTOVER

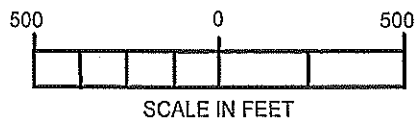
HEARING DATE

ACTION

STAFF RECOMMENDATION

PLANNING BOARD

GOVERNING BOARD



PIN: 0469-73-0658

MB

REQUEST  
A1 to R20

ACREAGE: 1.22+/-

APPLICANT/PROPERTY OWNER  
TONY & EMMA BELIN, DARLENE KLIMCZAK &  
CHARLENE JOHNSON (OWNERS), LORI EPLER ON  
BEHALF OF LARRY KING & ASSOCIATES (AGENT)

PROPERTY ADDRESS/LOCATION  
1701 & 1705 JONCEE DRIVE

Jurisdiction: **EASTOVER**

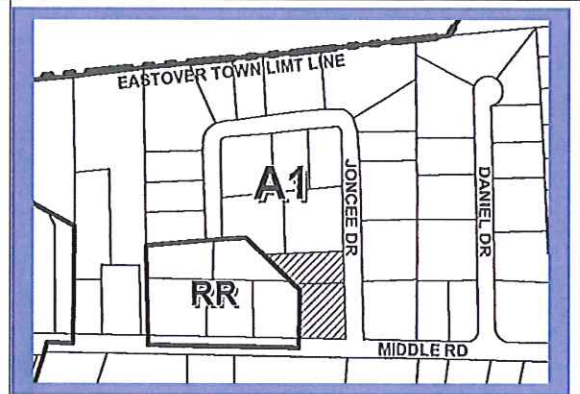
**PROPERTY INFORMATION**

**Frontage & Location:** 160'+/- on SR 1728 (Middle Rd); 290'+/- on SR 2809 (Joncee Drive)  
**Depth:** 159'+/-  
**Adjacent Property:** No  
**Current Use:** Residential  
**Initial Zoning:** A1 – December 14, 1979 (Area 10); Eastover initial zoning to A1- December 4, 2007  
**Nonconformities:** Both lots are nonconforming (do not meet minimum lot size requirements for A1); lots have been in existence since at least 10-27-70 prior to zoning and subdivision regulations  
**Zoning Violation(s):** None  
**School Capacity/Enrolled:** Armstrong Elementary School 450/462; Mac Williams Middle School 1270/1102; Cape Fear High School 1425/1482  
**Special Flood Hazard Area (SFHA):** None  
**Water/Sewer Availability:** ESD/ESD  
**Soil Limitations:** Yes; Ro (Roanoke and Wahee loams)  
**Subdivision/Site Plan:** None  
**Highway Plan:** The subject property lies on Middle Road. Middle 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.  
**Average Daily Traffic County (2016):** 1,300 on SR 1728 (Middle Road)

**Notes:**

- Density  
A1– 0 lot/unit  
R20- 2 lots/3 units
- Minimum Yard Setbacks:  

<b>A1</b>	<b>R20</b>
Front yard: 50'	Front yard: 30'
Side yard: 20'	Side yard: 15'
Rear yard: 50'	Rear yard: 35'



SURROUNDNG LAND USE: Residential

COMPREHENSIVE PLANS: 2030 Growth Vision Plan: Community Growth Area; Eastover Land Use Plan: One acre residential

STAFF RECOMMENDATION

**APPROVE**

APPROVE WITH CONDITIONS

DENY

**FIRST MOTION**

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

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

**SECOND MOTION**

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

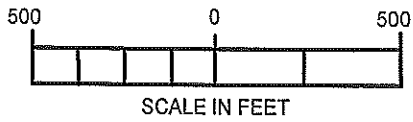
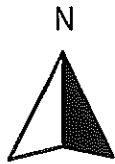
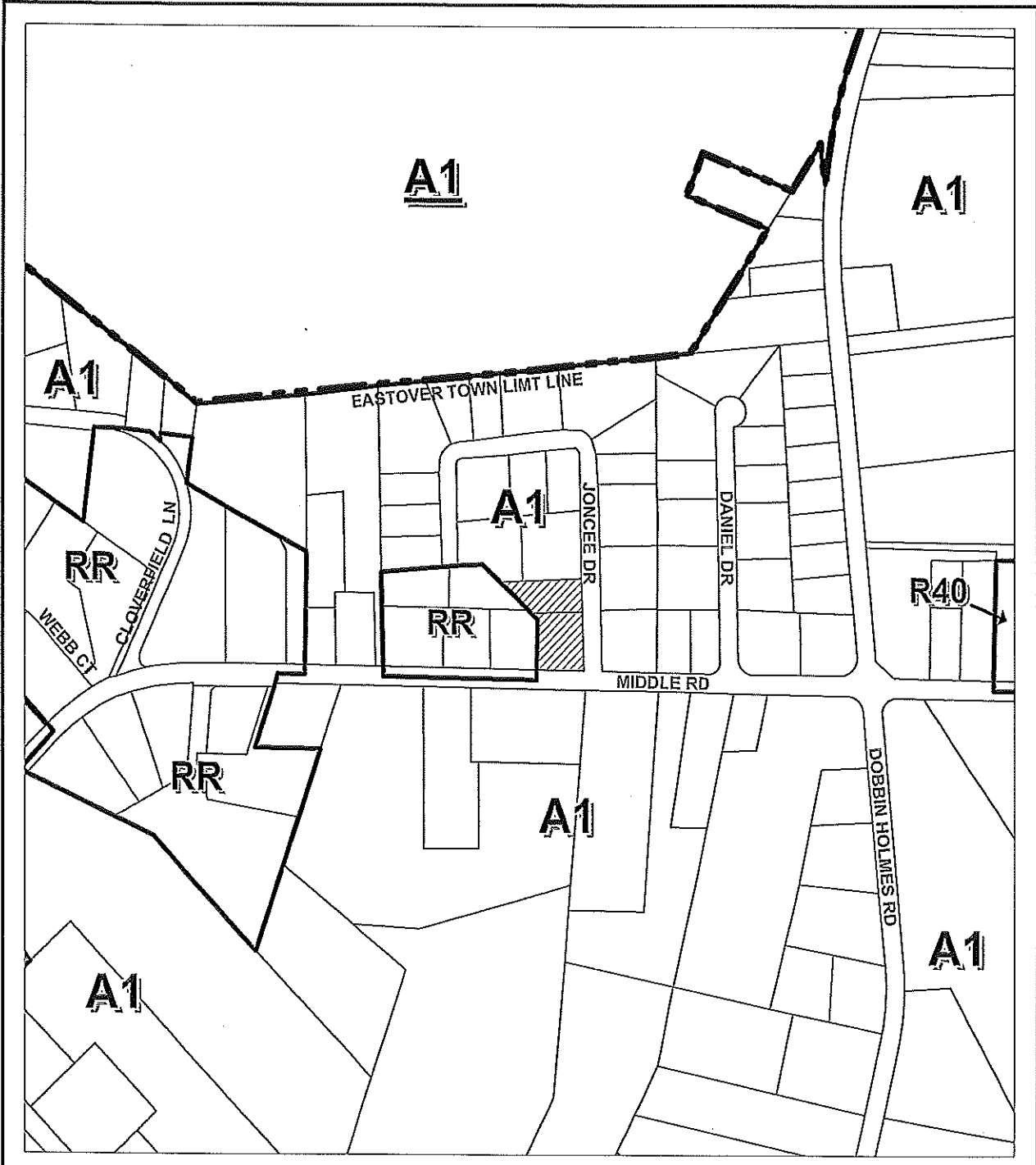
The staff recommends the board further find that approval of the rezoning is reasonable and in the public interest because the district requested for the subject property generally meets or exceeds the location criteria of the adopted Land Use Policies Plan, in that: *septic system allowed based on soil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

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 R20

<b>ACREAGE: 1.22 AC.+/-</b>	<b>HEARING NO: P17-43</b>	
<b>ORDINANCE: EASTOVER</b>	<b>HEARING DATE</b>	<b>ACTION</b>
<b>STAFF RECOMMENDATION</b>		
<b>PLANNING BOARD</b>		
<b>GOVERNING BOARD</b>		

PIN: 0458-47-7241  
PIN: 0458-47-7306

MB