

Charles Morris,
Chair
Town of Linden

Diane Wheatley,
Vice-Chair
Cumberland County

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

Vacant
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

August 21, 2018

7:00 P.M.

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

P18-16. REZONING OF 95.92+/- ACRES FROM R6A RESIDENTIAL, R10 RESIDENTIAL & CD CONSERVANCY DISTRICT TO MXD MIXED USE DEVELOPMENT/CZ CONDITIONAL ZONING OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON BOTH SIDES OF SR 1118 (PARKTON ROAD), SOUTHWEST SIDE OF NC HWY 59 (SOUTH MAIN STREET); SUBMITTED BY DAVID B. MCMILLAN (OWNER) & BOB STAFFORD ON BEHALF OF STAFFORD LAND COMPANY (AGENT). (HOPE MILLS & COUNTY) **Applicant Requested Deferral to November 20, 2018 Planning Board**

- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF JULY 17, 2017
- VII. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

- A. **P18-27.** REZONING OF 3.93+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3519 & 3545 BUTLER NURSERY ROAD, SUBMITTED BY DOROTHY T. TATUM (OWNER).
- B. **P18-28.** REZONING OF 4.22+/- ACRES FROM R6A RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2587 HOPE MILLS ROAD; SUBMITTED BY LOUIS FRANGOS ON BEHALF OF SOTOS INVESTMENTS, LLC (OWNER) & GREG SPEARS (AGENT). (HOPE MILLS)
- C. **P18-29.** REZONING OF 2.25+/- ACRES FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2130 MONTANA ROAD, SUBMITTED BY VANCE U. TYSON JR. (OWNER) & ANNIE MAE EFIRD (AGENT).

D. **P18-30.** REZONING OF 3.01+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3818 & 3840 YARBOROUGH ROAD, SUBMITTED BY ROBERT LEE AND MARY ANNE MARTIN HOWELL & LUCY S. MARTIN (OWNERS) & LORI S. EPLER ON BEHALF OF LARRY KING & ASSOCIATES (AGENT).

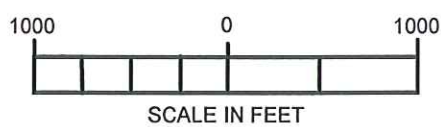
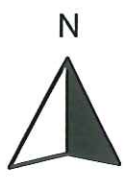
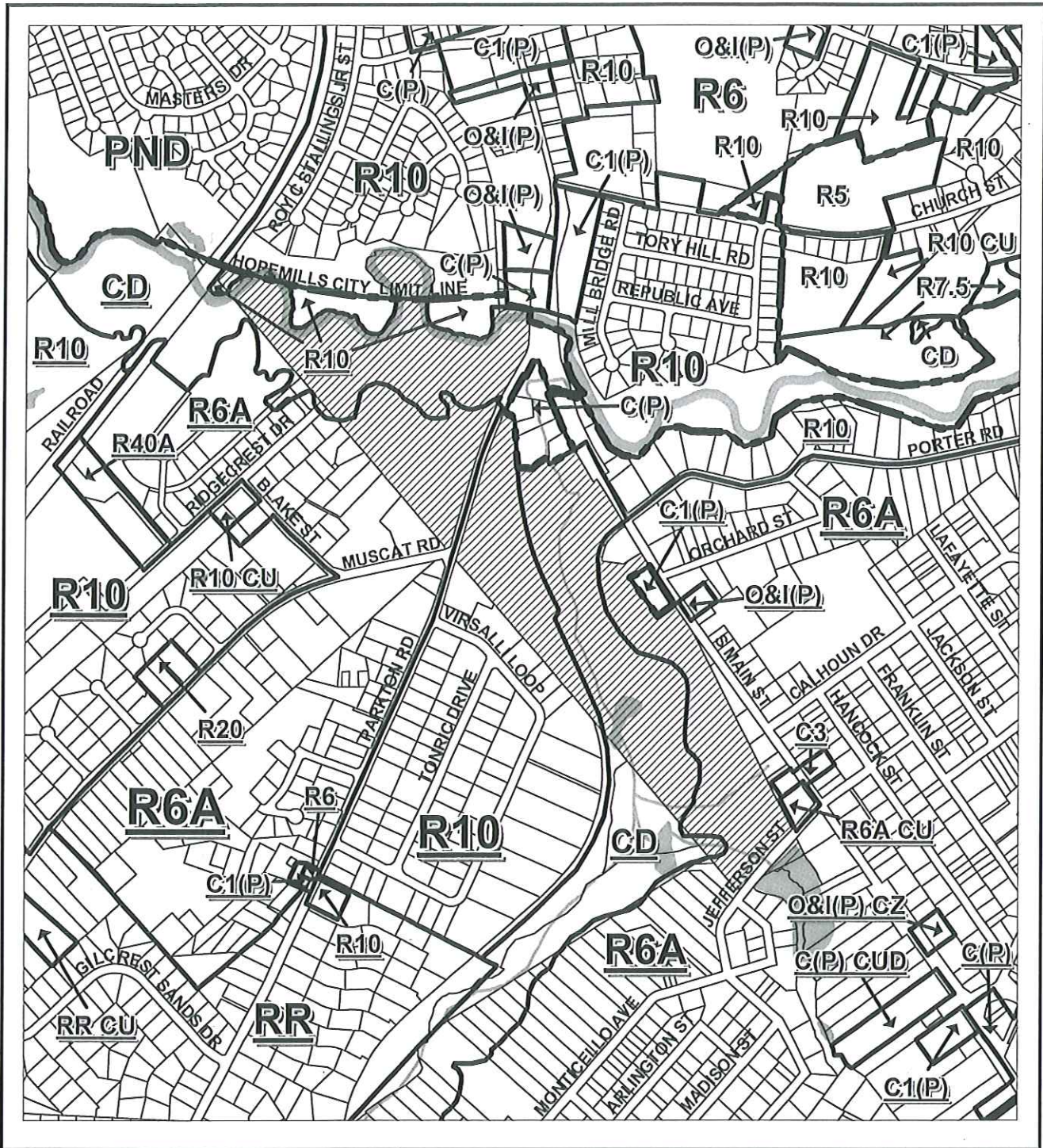
E. **P18-31.** REZONING OF 10.33+/- ACRES FROM RR RURAL RESIDENTIAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2991 BLOSSOM ROAD, SUBMITTED BY VANCE U. TYSON JR. (OWNER) & TIM EVANS ON BEHALF OF LONGLEAF PROPERTIES (AGENT).

VIII. PUBLIC HEARING CONTESTED ITEMS

F. **P18-33.** REZONING OF 1.14+/- ACRES FROM RR RURAL RESIDENTIAL TO C2(P) PLANNED SERVICE AND RETAIL DISTRICT, LOCATED AT 6569 ROCKFISH ROAD, SUBMITTED BY LAJOS GOCZAN (OWNER).

IX. DISCUSSION

X. ADJOURNMENT



REQUESTED REZONING R6A, R10, & CD TO MXD/CZ

ACREAGE: 95.92 AC.+/-		HEARING NO: P18-16	
ORDINANCE: COUNTY/HOPE MILLS		HEARING DATE	ACTION
STAFF RECOMMENDATION			
PLANNING BOARD			
GOVERNING BOARD			

PIN: 0414-50-9242

CASE NUMBER: P18-27

PLANNING BOARD HEARING DATE:
08/21/2018

REQUEST
A1 to R40

ACREAGE: 3.93+/-

PROPERTY OWNER/APPLICANT
DOROTHY T. TATUM (OWNER)

PROPERTY ADDRESS/LOCATION
3519 & 3545 Butler Nursery Road

Jurisdiction: County

PROPERTY INFORMATION

Frontage & Location: 493'+/- on SR 2233 (Butler Nursery Road)
Depth: 350'+/-
Adjacent Property: Yes
Current Use: Two residential dwellings
Initial Zoning: A1 – March 1, 1994 (Area 17)
Nonconformities: None
Zoning Violation(s): None
School Capacity/Enrolled: Comments requested, none received
Special Flood Hazard Area (SFHA): None
Water/Sewer Availability: Well/Septic
Soil Limitations: Yes: Hydric- Ro (Roanoke and Wahee loams)
Subdivision/Site Plan: If approved, subdivision or group development review required
Average Daily Traffic County (2016): 1,100 on SR 2233 (Butler Nursery Road)
Highway Plan: Butler Nursery Road is identified as a local road in the 2040 Metropolitan Transportation Plan with no constructions/ improvements planned; no impact on the Transportation Improvement Plan.

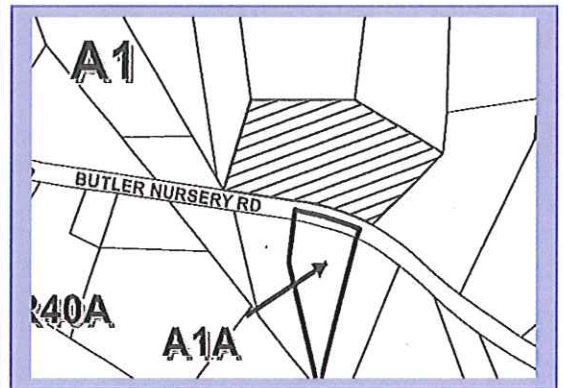
Notes:

1. Density

A1- 1 lot/2 units
R40- 4 lots/units

2. Minimum Yard Setbacks:

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



SURROUNDING LAND USE: Residential (including manufactured homes), farmland, religious worship facility

COMPREHENSIVE PLANS:

2030 Growth Vision Plan: Rural Areas
South Central Land Use Plan (2015): Farmland

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

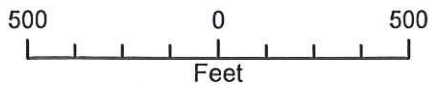
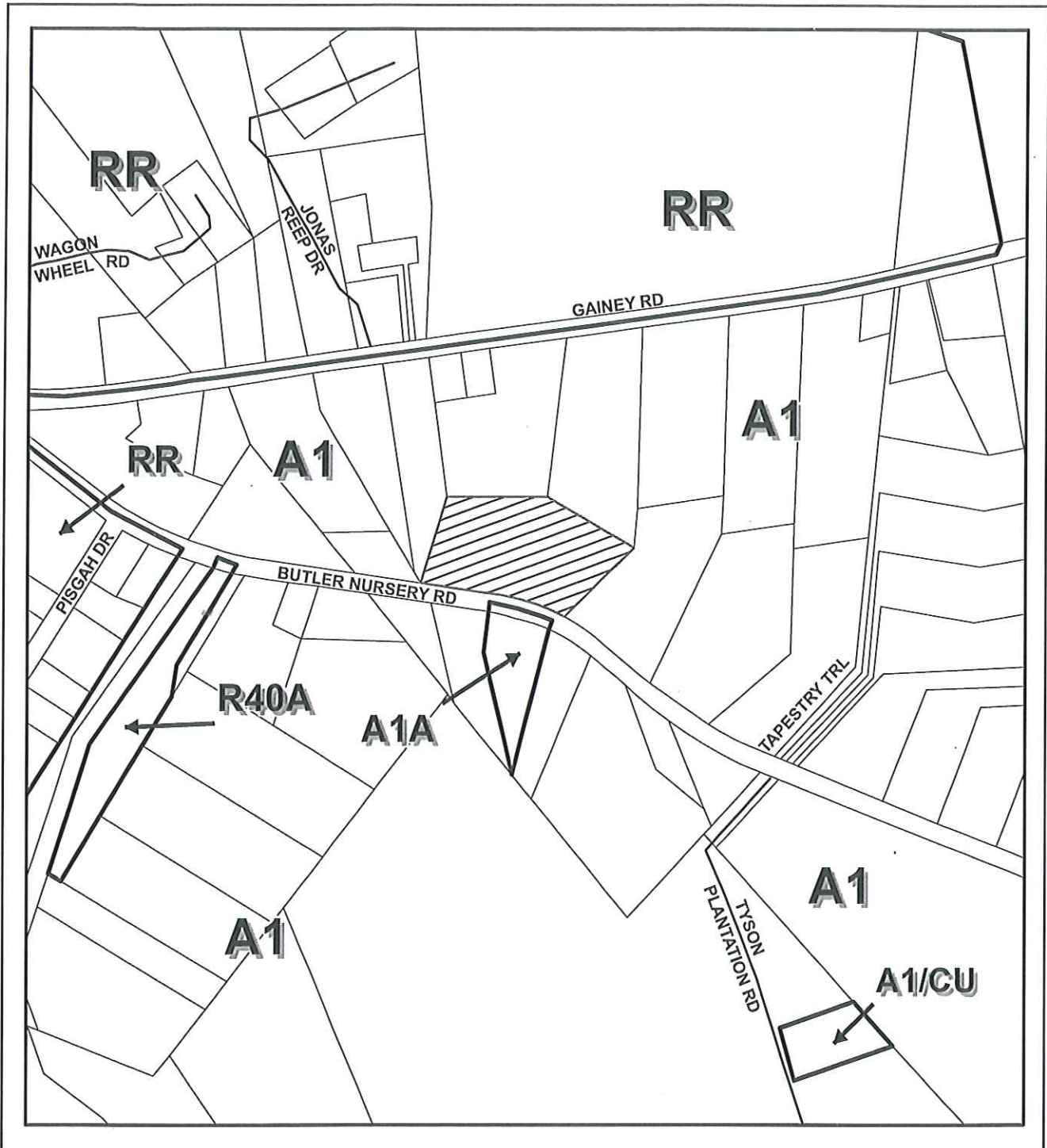
In Case P18-27, the Planning and Inspections Staff recommends approval of the rezoning from A1 Agricultural to R40 Residential and find it is consistent with the adopted South Central Land Use Plan (2015) which calls for "farmland" at this location, the "farmland" designation allows for one unit per acre with suitable soils for septic, and further find that approval of the request is reasonable and in the public interest because the district requested is in harmony with surrounding zoning, existing land uses and lot sizes.

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.



PIN: 0443-98-5060

REQUESTED REZONING A1 TO R40

ACREAGE: 3.93 AC. +/-	HEARING NO: P18-27
ORDINANCE: COUNTY	
STAFF RECOMMENDATION	
PLANNING BOARD	
GOVERNING BOARD	

AKJ

REQUEST
R6A to C(P)

ACREAGE: **4.22+/-**

PROPERTY OWNER/APPLICANT
LOUIS FRANGOS ON BEHALF OF SOTOS
INVESTMENTS, LLC (OWNER) & GREG SPEARS
(AGENT)

PROPERTY ADDRESS/LOCATION
2587 Hope Mills Road

Jurisdiction: **Hope Mills**

PROPERTY INFORMATION

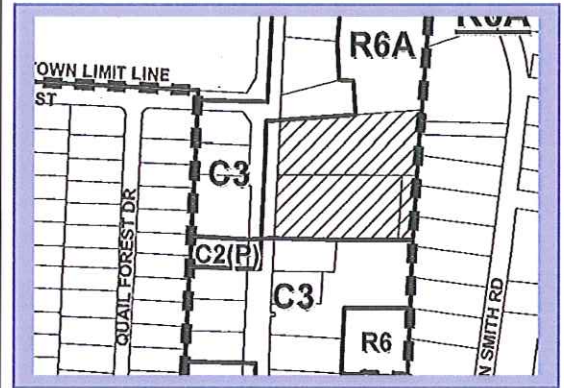
Frontage & Location: 376' +/- on NC 59 (Hope Mills Road)
Depth: 454' +/-
Adjacent Property: None
Current Use: Vacant religious worship facility
Town of Hope Mills: Town Staff is in support of request
Initial Zoning: R6A – November 17, 1975 (Area 4)
Nonconformities: Existing religious worship sanctuary will not meet the required front yard setback if rezoned to C(P).
Zoning Violation(s): None
School Capacity/Enrolled: Comments requested, none received
Special Flood Hazard Area (SFHA): None
Water/Sewer Availability: PWC/PWC
Soil Limitations: None
Subdivision/Site Plan: If approved, site plan review & recombination required
Average Daily Traffic County (2016): 28,000 on NC 59 (Hope Mills Road)
Highway Plan: Hope Mills Road is identified as a Thoroughfare needing Improvement in the 2040 Metropolitan Transportation Plan with no constructions/improvements planned; no impact on the Transportation Improvement Plan.

Notes:

- Density (minus 15% for r/w)**
R6A- 37 lots/38 units
MHP- 33 units

2. Minimum Yard Setbacks:

	R6A	C(P)
Front yard:	25'	50'
Side yard:	10'	30'
Rear yard:	30'	30'



SURROUNDING LAND USE: Residential (including manufactured homes & manufactured home park), public school, religious worship facility, motor vehicle repair (3), barbering & hairdressing (3), motor vehicle parts sales, retailing & servicing, motor vehicle washing

COMPREHENSIVE PLANS:

2030 Growth Vision Plan: Urban
Southwest Cumberland Land Use Plan (2014): Heavy Commercial

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

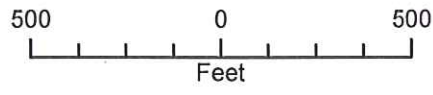
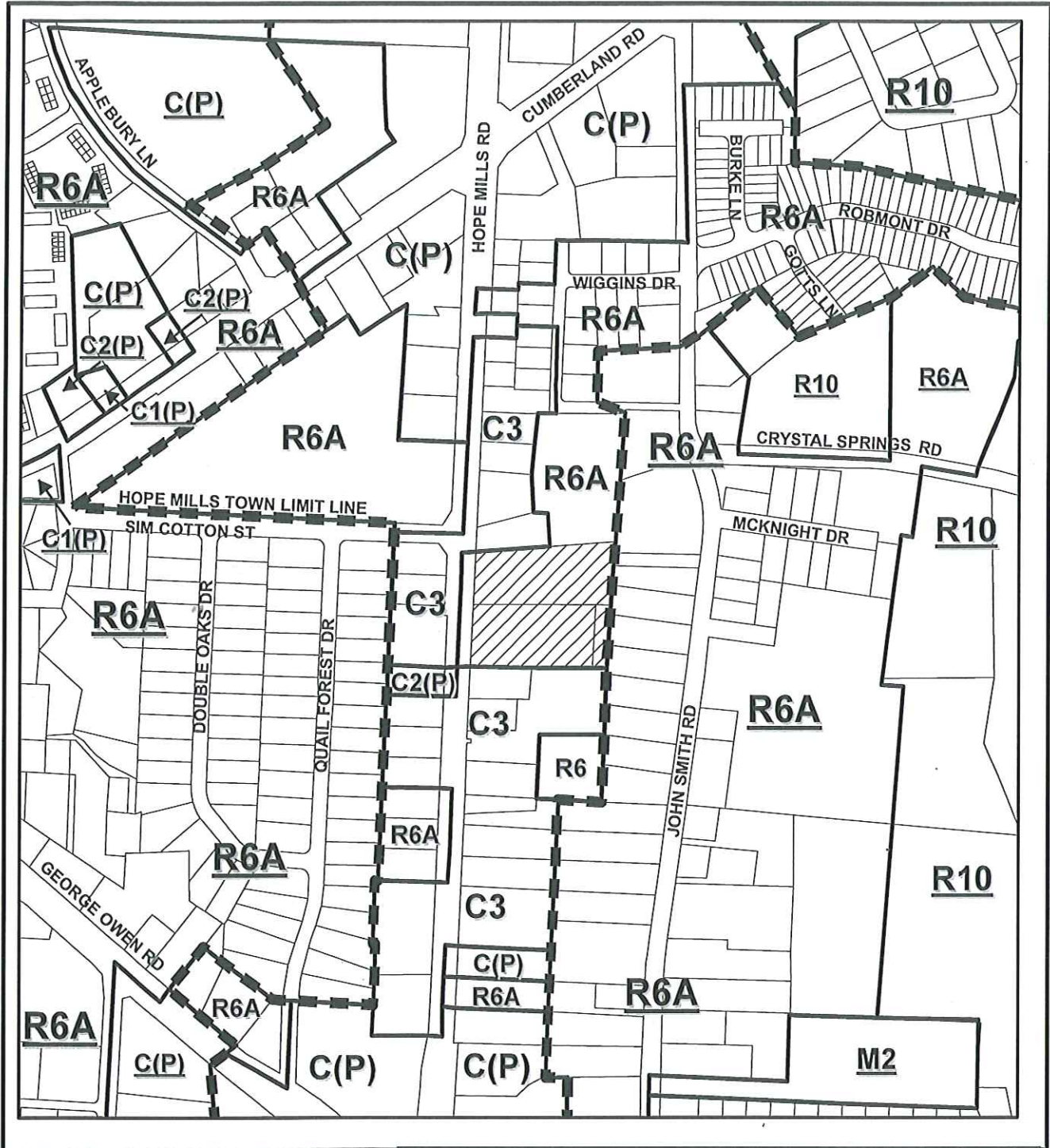
In Case P18-28, the Planning and Inspections Staff recommends approval of the rezoning from R6A Residential to C(P) Planned Commercial and find it is consistent with the adopted Southwest Cumberland Land Use Plan (2014) which calls for "heavy commercial" at this location, C(P) Planned Commercial is classified as a "heavy commercial" zoning district and further find that approval of the request is reasonable and in the public interest because the district requested is in harmony with the surrounding existing heavy commercial zoning and existing land uses along Hope Mills Road.

OTHER SUITABLE DISTRICTS: None

ATTACHMENTS: SKETCH MAP

First Class and Record Owners' Mailed Notice Certification

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PIN: 0415-05-0118
 PIN: 0415-05-2158
 PIN: 0415-05-0368

REQUESTED REZONING R6A TO C(P)

ACREAGE: 4.22 AC. +/-	HEARING NO: P18-28
ORDINANCE: HOPE MILLS	
STAFF RECOMMENDATION	
PLANNING BOARD	
GOVERNING BOARD	

MB
7/23/18

REQUEST
A1 to R40A

ACREAGE: **2.25+/-**

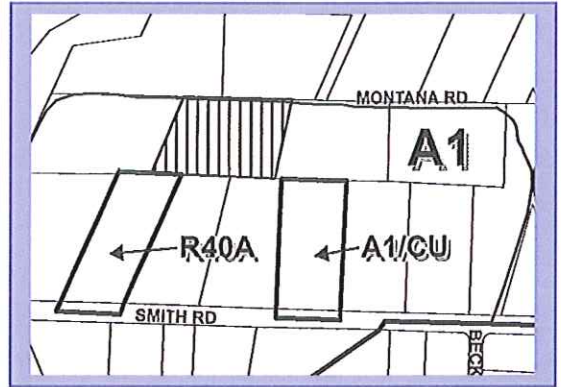
PROPERTY OWNER/APPLICANT
VANCE U. TYSON JR. (OWNER) & ANNIE MAE EFIRD
(AGENT)

PROPERTY ADDRESS/LOCATION
2130 Montana Road

Jurisdiction: **County**

PROPERTY INFORMATION

Frontage & Location: 350'+/- on Montana Road (Class "C" private street)
Depth: 278'+/-
Adjacent Property: Yes
Current Use: Residential (manufactured home)
Initial Zoning: A1 – June 25, 1980 (Area 13)
Nonconformities: Existing dwelling unit considered nonconforming single dwelling unit due to construction method
Zoning Violation(s): None
School Capacity/Enrolled: Comments requested, none received
Special Flood Hazard Area (SFHA): None
Water/Sewer Availability: Well/Septic
Soil Limitations: None
Subdivision/Site Plan: If approved, group development review required
Average Daily Traffic County (2016): 760 on SR 2237 (Smith Rd)
Highway Plan: Montana Road 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), woodland

COMPREHENSIVE PLANS:
2030 Growth Vision Plan: Urban
South Central Land Use Plan (2015): Low Density Residential

Notes:

1. **Density**
 A1- 1 lot/unit
 R40A- 2 lots/units
2. **Minimum Yard Setbacks:**

	A1	R40A
Front yard:	50'	30'
Side yard:	20'	15'
Rear yard:	50'	35'

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

In Case P18-29, the Planning and Inspections Staff recommends approval of the rezoning from A1 Agricultural to R40A Residential and find:

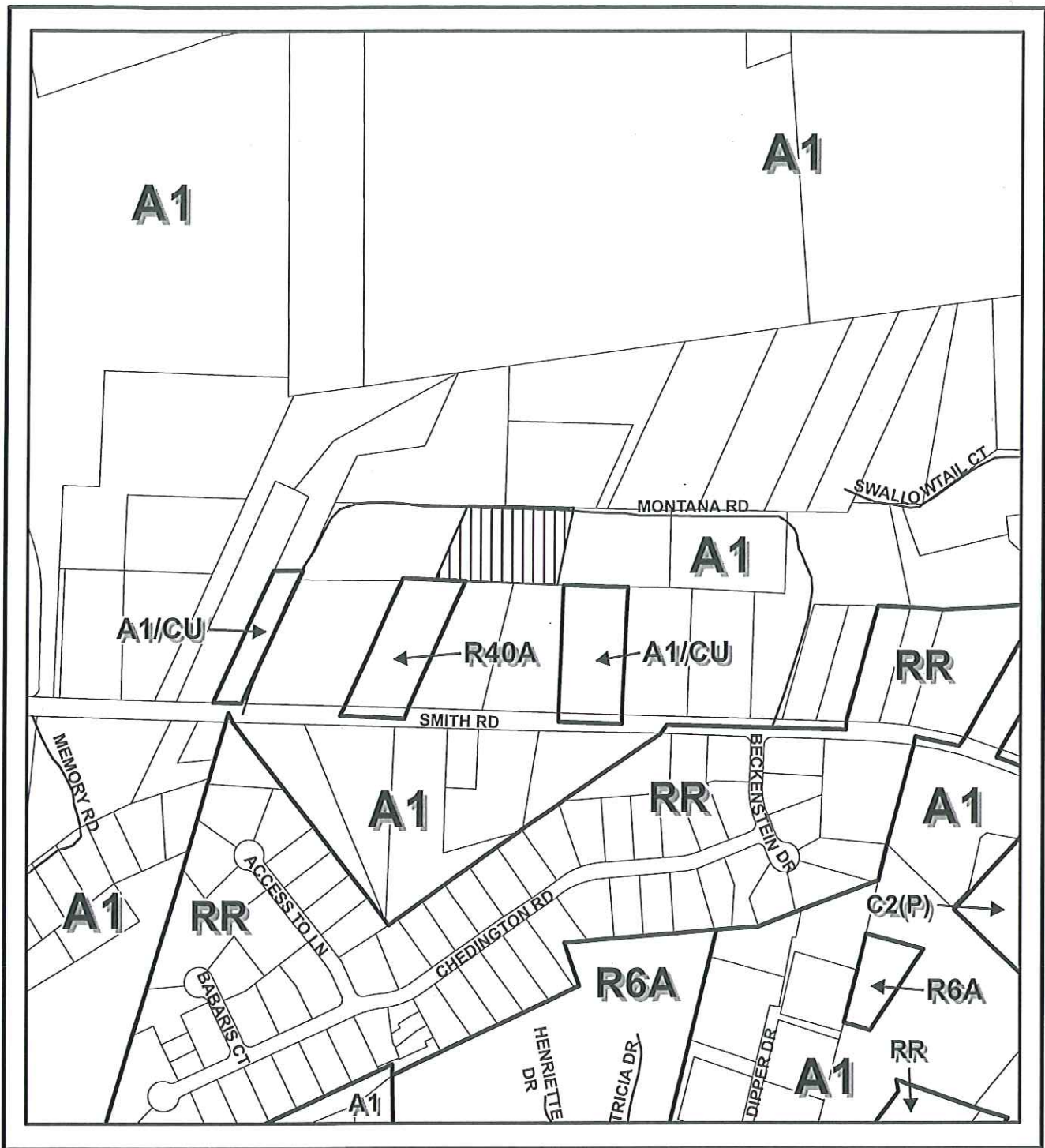
- a. The approval is an amendment to the adopted current South Central Land Use Plan (2015) map; and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request;
- b. The following change in conditions was considered in amending the zoning ordinance (zoning map) to meet the development needs of the community: the parcel does not meet the minimum criteria for "low density residential" defined in the Cumberland County Land Use Policies Plan: *public or community water and public sewer required, must have direct access to a public street;*
- c. And, this rezoning approval is reasonable and in the public interest because the district requested is in harmony with surrounding zoning and existing land uses.

OTHER SUITABLE DISTRICTS: None

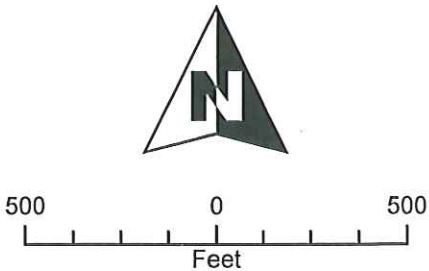
ATTACHMENTS: SKETCH MAP

First Class and Record Owners' Mailed Notice Certification

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REQUESTED REZONING A1 TO R40A



PIN: 0443-32-3754

ACREAGE: 2.25 AC. +/-	HEARING NO: P18-29
ORDINANCE: COUNTY	
STAFF RECOMMENDATION	
PLANNING BOARD	
GOVERNING BOARD	

AKJ

REQUEST
A1 to R40

ACREAGE: **3.01+/-**

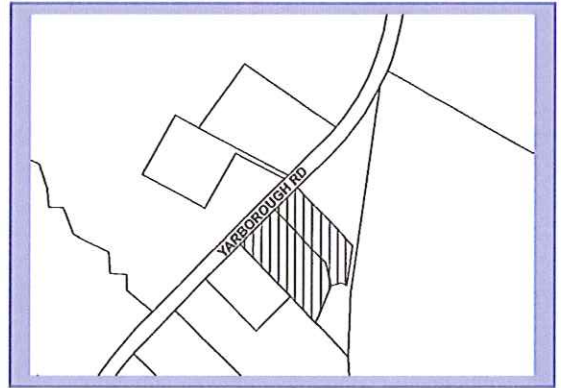
PROPERTY OWNER/APPLICANT
ROBERT LEE AND MARY ANNE MARTIN HOWELL &
LUCY S. MARTIN (OWNERS) & LORI S. EPLER ON
BEHALF OF LARRY KING & ASSOCIATES (AGENT)

PROPERTY ADDRESS/LOCATION
3818 & 3840 Yarborough Road

Jurisdiction: **County**

PROPERTY INFORMATION

Frontage & Location: 329'+/- on SR 2251 (Yarborough Road)
Depth: 389'+/-
Adjacent Property: None
Current Use: Two residential dwellings
Initial Zoning: A1 – June 25, 1980 (Area 13)
Nonconformities: Both lots do not meet minimum acreage requirements for the A1 zoning district.
Zoning Violation(s): None
School Capacity/Enrolled: Comments requested, none received
Watershed: Yes
Special Flood Hazard Area (SFHA): None
Water/Sewer Availability: Well/Septic
Soil Limitations: None
Subdivision/Site Plan: If approved, recombination required
Average Daily Traffic County (2016): 640 on SR 2251 (Yarborough Road)
Highway Plan: Yarborough 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, farmland & woodland

COMPREHENSIVE PLANS:
2030 Growth Vision Plan: Rural Areas
South Central Land Use Plan (2015): Farmland

Notes:

1. **Density**
 A1- 1 lot/2 units
 R40- 3 lots/units
2. **Minimum Yard Setbacks:**

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

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

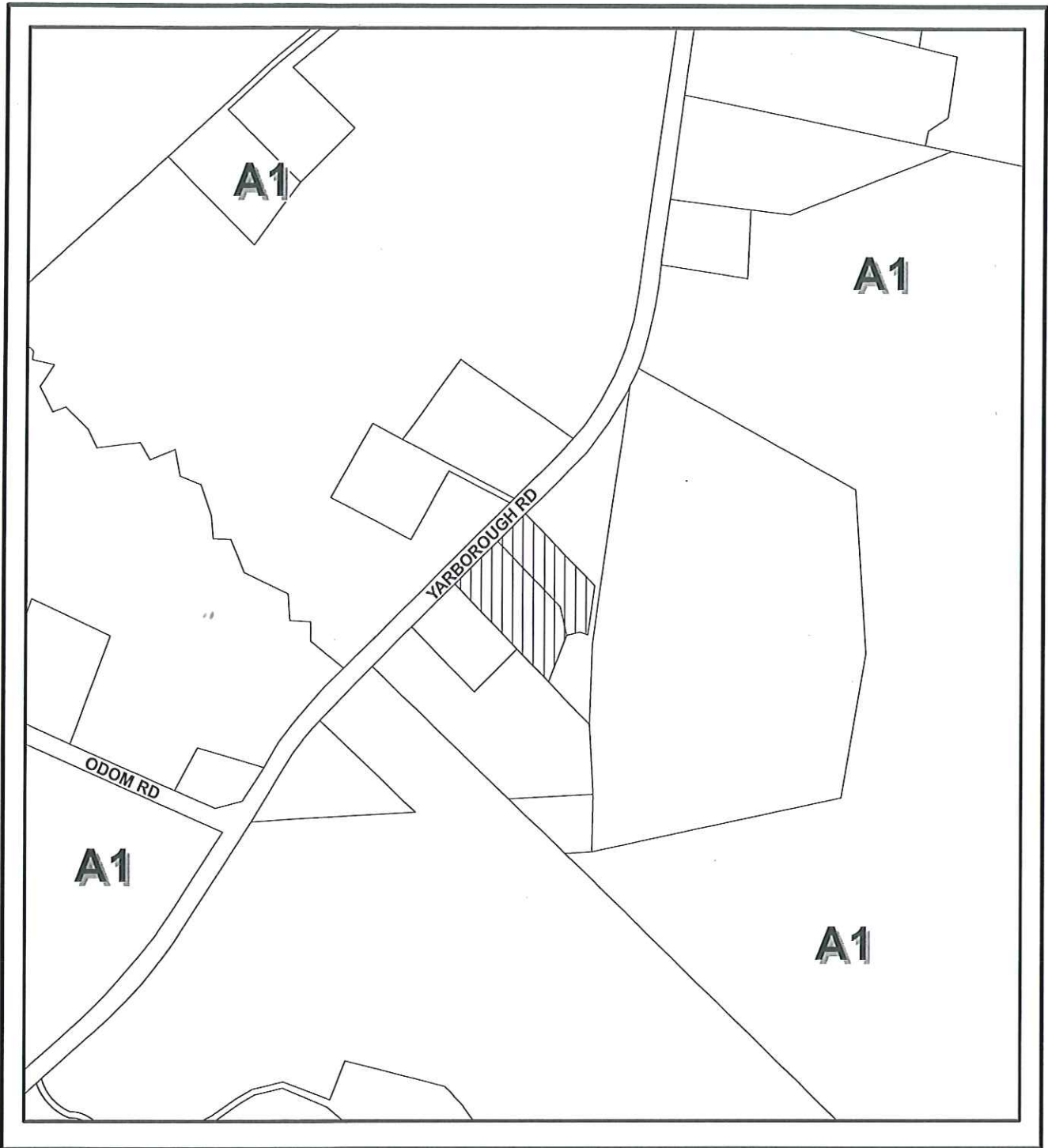
In Case P18-30, the Planning and Inspections Staff recommends approval of the rezoning from A1 Agricultural to R40 Residential and find it is consistent with the adopted South Central Land Use Plan (2015) which calls for "farmland" at this location, the "farmland" designation allows for one unit per acre with suitable soils for septic, and further find that approval of the request is reasonable and in the public interest because the developed parcels, if approved, will be brought into compliance with the minimum lot size requirements.

OTHER SUITABLE DISTRICTS: None

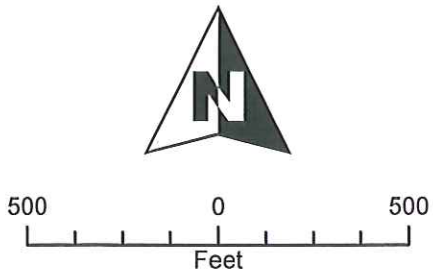
ATTACHMENTS: SKETCH MAP

First Class and Record Owners' Mailed Notice Certification

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REQUESTED REZONING A1 TO R40



PIN: 0440-19-4720
 PIN: 0440-19-5694

ACREAGE: 3.01 AC. +/-	HEARING NO: P18-30	
ORDINANCE: COUNTY		
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		

REQUEST
RR to R40

ACREAGE: 10.33+/-

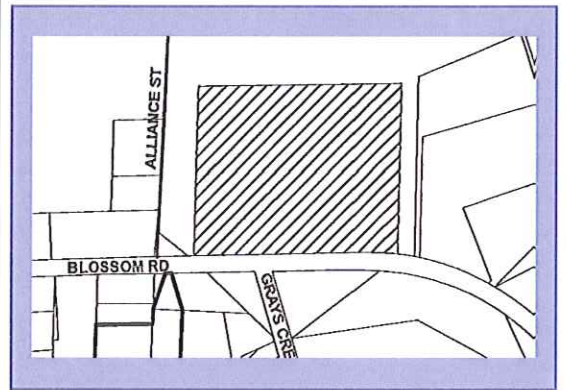
PROPERTY OWNER/APPLICANT
VANCE U. TYSON JR. (OWNER) & TIM EVANS ON
BEHALF OF LONGLEAF PROPERTIES (AGENT)

PROPERTY ADDRESS/LOCATION
2991 Blossom Road

Jurisdiction: County

PROPERTY INFORMATION

Frontage & Location: 747'+/- on SR 2234 (Blossom Road)
 Depth: 600'+/-
 Adjacent Property: None
 Current Use: Residential
 Initial Zoning: RR – March 1, 1994 (Area 17)
 Nonconformities: None
 Zoning Violation(s): None
 School Capacity/Enrolled: Comments requested, none received
 Special Flood Hazard Area (SFHA): None
 Water/Sewer Availability: Well/Septic
 Soil Limitations: None
 Subdivision/Site Plan: If approved, group development or subdivision review required
 Average Daily Traffic County (2016): 2,100 on SR 2234 (Blossom Road)
 Highway Plan: Blossom Road 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: Rural Areas
South Central Land Use Plan (2015): Farmland

Notes:

1. Density (minus 15% for r/w)
 R40- 9 lots/10 units
 RR- 19 lots/units
2. Minimum Yard Setbacks:

	R40	RR
Front yard:	30'	30'
Side yard:	15'	15'
Rear yard:	35'	35'

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

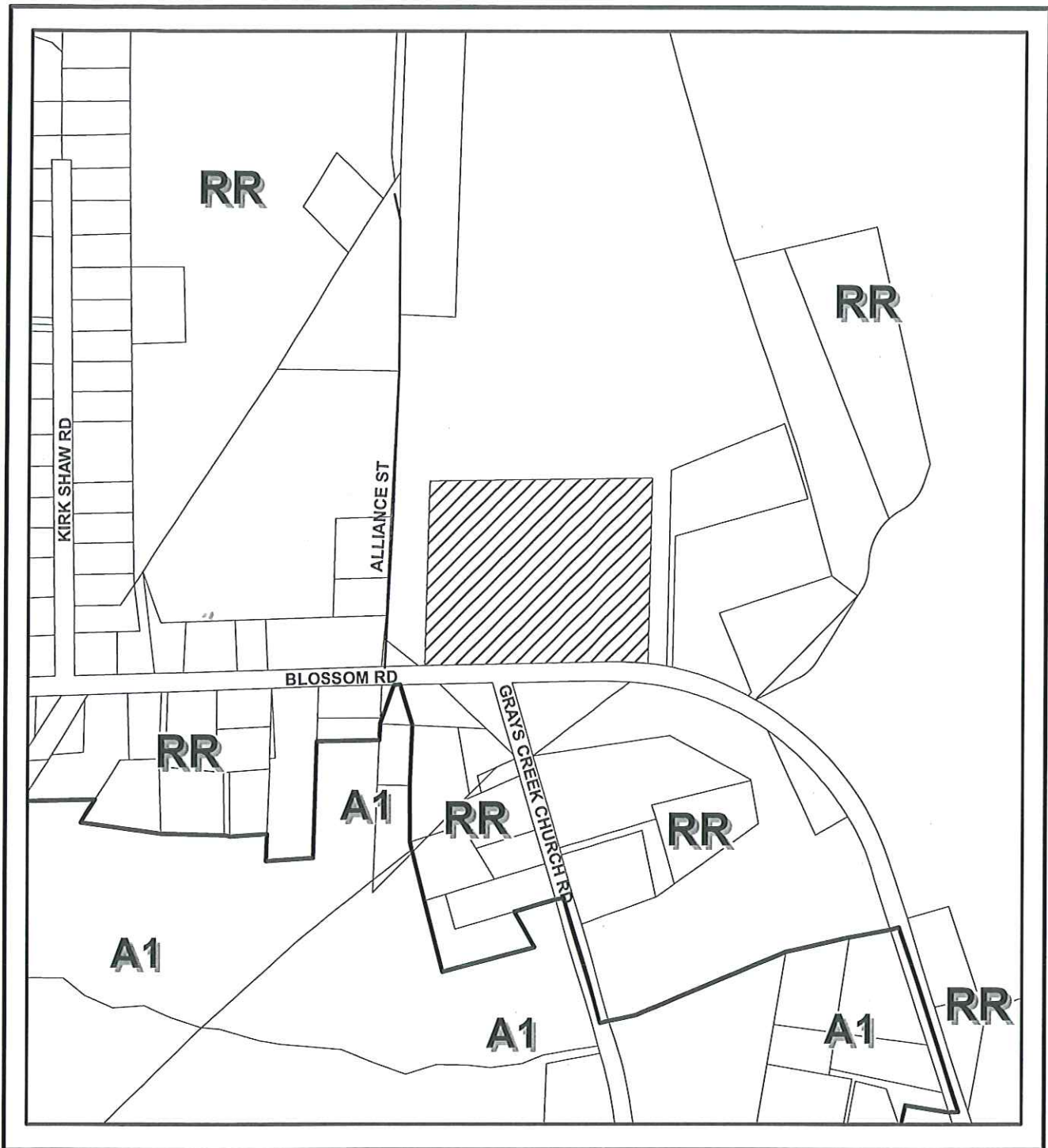
In Case P18-31, the Planning and Inspections Staff recommends approval of the rezoning from RR Rural Residential to R40 Residential and find it is consistent with the adopted South Central Land Use Plan (2015) which calls for "farmland" at this location, the "farmland" designation allows for one unit per acre with suitable soils for septic, and further find that approval of the request is reasonable and in the public interest because the district requested will provide for larger lot sizes than the current zoning in an area lacking public utilities.

OTHER SUITABLE DISTRICTS: None

ATTACHMENTS: SKETCH MAP

First Class and Record Owners' Mailed Notice Certification

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REQUESTED REZONING RR TO R40

ACREAGE: 10.33 AC. +/-

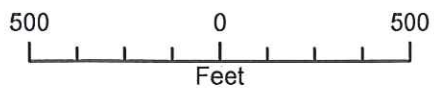
HEARING NO: P18-31

ORDINANCE: COUNTY

STAFF RECOMMENDATION

PLANNING BOARD

GOVERNING BOARD



PIN: 0442-73-0674

MB

CASE NUMBER: P18-33

PLANNING BOARD HEARING DATE:

08/21/2018

REQUEST
RR to C2(P)

ACREAGE: 1.14+/-

PROPERTY OWNER/APPLICANT
LAJOS GOZCAN (OWNER)

PROPERTY ADDRESS/LOCATION
6569 Rockfish Road

Jurisdiction: County

PROPERTY INFORMATION

Frontage & Location: 217'+/- on SR 1003 (Camden Road); 214'+/- on SR 1112 (Rockfish Road)

Depth: 250'+/-

Municipal Influence Area: Hope Mills

Adjacent Property: None

Current Use: Residential

Initial Zoning: RR – February 6, 1976 (Area 5)

Nonconformities: None

Zoning Violation(s): None

School Capacity/Enrolled: Comments requested, none received

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: PWC/Septic

Soil Limitations: None

Subdivision/Site Plan: If approved, site plan review required

Average Daily Traffic County (2016): 9,600 on SR 1003 (Camden Road); 13,000 on SR 1112 (Rockfish Road)

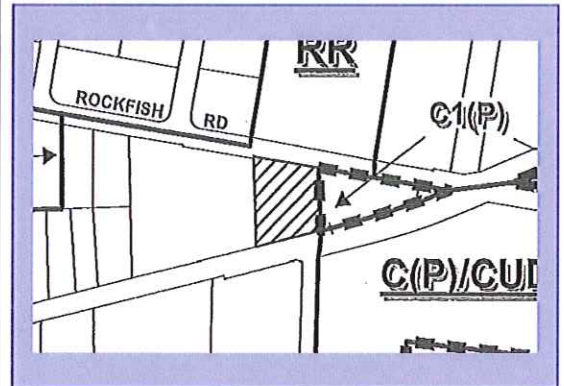
Highway Plan: Rockfish Road is identified as a thoroughfare needing improvement in the 2040 Metropolitan Transportation Plan. There are two projects planned in the area, with Rockfish Road improvements planned in the State Transportation Improvement Plan as U-5857, a widening of Rockfish, with Right-of-Way acquisition beginning in Fiscal Year 2020. The second project is a Feasibility Study on intersection improvements for the Camden and Rockfish intersection.

Notes:

1. **Density**
RR- 2 lots/units

2. **Minimum Yard Setbacks:**

	RR	C2(P)
Front yard:	30'	50'
Side yard:	15'	30'
Rear yard:	35'	30'



SURROUNDING LAND USE: Residential (including multi-family dwellings), religious worship facility (2), vacant commercial structure, day care facility, retailing & servicing, mini-warehousing with motor vehicle storage

COMPREHENSIVE PLANS:

2030 Growth Vision Plan: Urban
Southwest Cumberland Land Use Plan (2013): Heavy Commercial

STAFF RECOMMENDATION

APPROVAL

APPROVAL WITH CONDITIONS

DENIAL

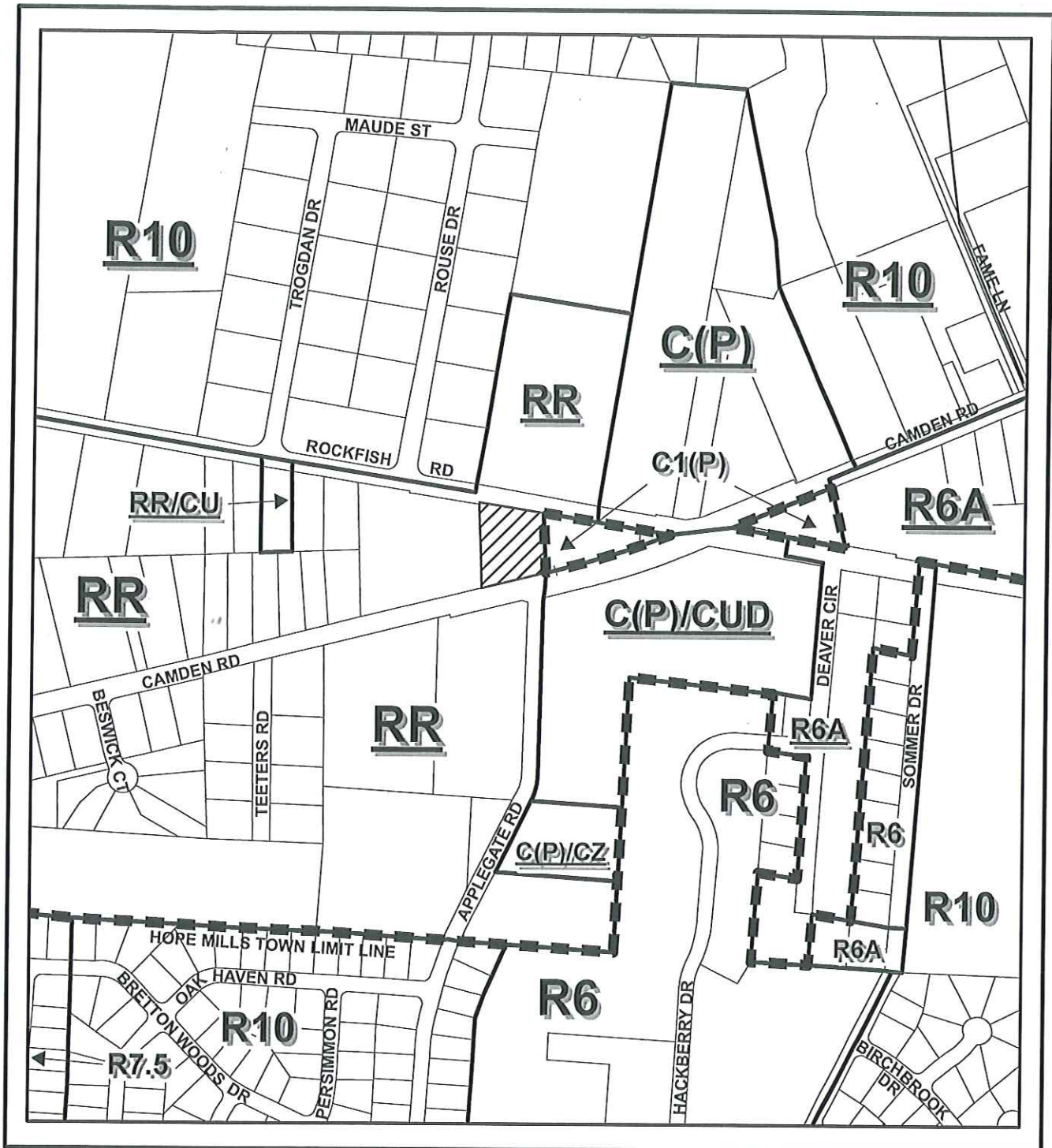
In Case P18-33, the Planning and Inspections Staff recommends to deny the rezoning from RR Rural Residential to C2(P) Planned Service and Retail and find that although the request is consistent with the adopted Southwest Cumberland Land Use Plan (2013) which calls for "heavy commercial" at this location, it is not consistent with the Land Use Policies Plan which requires connection to public water & sewer for heavy commercial zoning and find the denial of the rezoning is reasonable and in the public interest because the subject property lacks access to public sewer and may be heavily impacted by proposed transportation projects, limiting the parcel's ability to be of sufficient size to meet ordinance requirements and accommodate vehicular and pedestrian traffic.

OTHER SUITABLE DISTRICTS: None

ATTACHMENTS: SKETCH MAP

First Class and Record Owners' Mailed Notice Certification

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REQUESTED REZONING RR TO C2(P)

ACREAGE: 1.14 AC. +/-

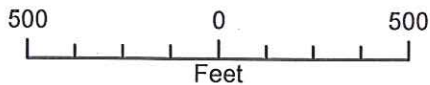
HEARING NO: P18-33

ORDINANCE: COUNTY

STAFF RECOMMENDATION

PLANNING BOARD

GOVERNING BOARD



PIN: 0404-36-5633

AKJ