



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

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

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

Benny Pearce,
Town of Eastover

CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

Planning & Inspections Department

MINUTES
May 19, 2015

Members Present

Mr. Charles Morris, Vice-Chair
Mr. Walter Clark
Mr. Benny Pearce
Mrs. Jami McLaughlin
Mrs. Diane Wheatley
Mr. Carl Manning
Dr. Vikki Andrews
Mr. Harvey Cain, Jr.

Members Absent

Ms. Patricia Hall, Chair
Mr. Donovan McLaurin

Others Present

Mr. Thomas Lloyd
Ms. Donna McFayden
Mrs. Laverne Howard
Ms. Patricia Speicher
Mr. Rick Moorefield
County Attorney
Mr. Will Denning
Mrs. Denise Sykes

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. Pearce delivered the invocation and led those present in the Pledge of Allegiance.

II. APPROVAL OF / ADJUSTMENTS TO AGENDA.

There were none.

III. PUBLIC HEARING DEFERRAL/ WITHDRAWAL

P15-01. REZONING OF .23+/- ACRE FROM R6 RESIDENTIAL TO O&I(P) PLANNED OFFICE AND INSTITUTIONAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 5882, 5884 AND 5888 ROCKFISH ROAD; SUBMITTED BY JACKIE HAIRR ON BEHALF OF HAIRR FAMILY, LLC. (OWNER) AND MONICA KINNEY. **WITHDRAWN**

P15-26. REZONING OF 1.33+/- ACRES FROM C2(P) PLANNED SERVICE AND RETAIL TO C1(P) PLANNED LOCAL BUSINESS/CZ CONDITIONAL ZONING FOR A CONVENIENCE STORE WITH GASOLINE SALES AND RESTAURANT OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTHWEST SIDE OF SR 1112 (ROCKFISH ROAD), SOUTH OF WELL STREET; SUBMITTED BY PAT MOLAMPHY ON BEHALF OF ALBEMARLE OIL COMPANY (OWNER) AND CLARK CAMPBELL, ESQUIRE. **DEFERRED UNTIL 6-16-15**

Mrs. McLaughlin made a motion to accept the deferral and withdrawal, seconded by Mr. Manning. Unanimous approval.

IV. ABSTENTIONS BY BOARD MEMBERS

There were none.

V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS

Mr. Lloyd read the policy statement.

VI. APPROVAL OF THE MINUTES OF APRIL 21, 2015

Mr. Manning made a motion to accept the minutes as submitted, seconded by Ms. Andrews. Unanimous approval.

VII. PUBLIC HEARING CONSENT ITEMS

TEXT AMENDMENT

- A. **P15-29.** REVISION AND AMENDMENT TO THE TOWN OF HOPE MILLS SUBDIVISION AND ZONING ORDINANCES TO MODIFY THE SIDEWALK PROVISIONS PERTAINING TO DEVELOPMENTS WITHIN THE TOWN; SPECIFICALLY AMENDING THE HOPE MILLS SUBDIVISION ORDINANCE, ARTICLE IV DEVELOPMENT IMPROVEMENT AND DESIGN STANDARDS, SECTION 86A-405. SIDEWALKS AND WALKWAYS; AND AMENDING THE HOPE MILLS ZONING ORDINANCE, ARTICLE I ADMINISTRATIVE PROVISIONS, SECTION 102A-107. ZONING PERMIT AND ARTICLE XV PLANNED DISTRICTS, SECTIONS 102A-1501. GENERAL OBJECTIVES, 102A-1502. DETAILED SITE PLAN SPECIFICATIONS, 102A-1503. SITE PLAN REVIEW, 102A-1504. BOARD OF COMMISSIONERS' CONSIDERATION; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE.

The Planning & Inspections staff recommends the board recommend approval of the attached Hope Mills subdivision and zoning ordinance text amendments which, if approved, would establish more stringent standards regarding sidewalks and walkways when development or re-development is proposed within the town. The staff has attended work sessions with the Hope Mills Board of Commissioners on three occasions ensuring that the pedestrian goals of the elected officials are addressed in the development ordinances.

The staff also recommends the board find that approval of the sidewalk and walkway text amendments for the town's subdivision and zoning ordinances is consistent with the adopted comprehensive plan designated as the **2030 Growth Vision Plan**, specifically including: Policy Area 2: *Well-Managed Growth and Development*; Policy Area 3: *Infrastructure That Keeps Pace*; Policy Area 4: *A Balanced Transportation System*; Policy Area 5: *Community Oriented Schools*; Policy Area 6: *Expanded Parks and Recreation*; Policy Area 8: *Quality Housing & Residential Development*; Policy Area 11: *A Healthy, Sustainable Environment*; Policy Area 12: *Vibrant Downtown Areas*. The proposed amendments are also consistent with the **Southwest Cumberland Land Use Plan** in that the adopted goals and objectives of the plan concerning sidewalks and walkways would be met, specifically: Residential objectives numbered 9-requiring sidewalks with new streets, 14-encouraging safe pedestrian passage, 17-pedestrian access to schools and parks; Commercial objectives numbered 2-commercial activities located in areas with pedestrian access, 15-commercial development located in areas to reduce [motor vehicle] travel; Transportation objectives numbered 1-pedestrian infrastructure dependent upon density and character of area, 2-pedestrian access to community facilities, 5-boulevards and thoroughfares having sidewalks on both sides, 11-safe modes of travel, 13-connected pedestrian mobility amenities; Open Space objective number 7-access for handicapped and elderly to open space/parks; and Hope Mills Downtown Goal objectives numbered 3-provide and encourage amenities enhancing small town character and 9-pedestrian plan linking residential to downtown.

The staff further recommends the board find that approval of these amendments is reasonable and in the public interest based on the foregoing information and that by ensuring the provision of sidewalks and walkways within the town more citizens would be encouraged to participate in a healthier lifestyle by increasing their walking thus alleviating some traffic on the town streets.

Mr. Pearce made a motion to follow the staff recommendations and approve the request, seconded by Mr. Cain. The motions passed unanimously.

REZONING CASES

- B. **P15-27.** REZONING OF 2.16+/- ACRES FROM R40 RESIDENTIAL TO A1 AGRICULTURAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2226 DUNN ROAD, SUBMITTED BY JAMES A. MCLAURIN (OWNER) AND MICHAEL J. ADAMS, PLS.

1st MOTION

The Planning and Inspections Staff recommends the board find that approval of the request for rezoning in Case No. P15-27 is consistent with the adopted comprehensive plan designated as the

2030 Growth Vision Plan, which calls for “urban fringe area” at this location as the proposed district would allow development at one or less units per acre. The request is also consistent the Eastover Area Detailed Land Use Plan which calls for “one acre residential lots” at this location.

The staff also recommends the board further find that approval of this rezoning is reasonable and in the public interest because the district requested for the subject property meets or exceeds the location criteria of the adopted Land Use Policies Plan, in that: *individual well and septic systems are allowed, public water and sewer are not available; could be located in any defined critical area as defined by the Fort Bragg Small Study Area; desirable to be limited to 1 unit per acre in areas with hydric and severe septic tank limitations soils; 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 also recommends the board approve Case No. P15-27 for A1 Agricultural district based on the following:

1. The A1 Agricultural district will allow for land uses and lot sizes that exist in the general area; and
2. If approved, the re-zoning would make the zoning of the subject property consistent with the recently recombined parcel under same ownership.

There are no other districts considered suitable for this request.

Mr. Pearce made both of the motions referenced above, seconded by Mr. Cain, to follow the staff recommendations and approve the request. The motions passed unanimously.

- C. **P15-28.** REZONING OF 3.00+/- ACRES FROM R6A RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1062 CHARMAIN STREET, SUBMITTED BY ALBERT AND SHIRLEY R. NORTON ON BEHALF OF ASK PROPERTIES, LLC. (OWNER).

1st MOTION

The Planning and Inspections Staff recommends the board find that approval of the request for rezoning in Case No. P15-28 is consistent with the adopted comprehensive plan designated as the 2030 Growth Vision Plan, which calls for “urban” at this location as the proposed district will allow for a wide variety of commercial businesses. The request is also consistent with the Shaw Heights Land Use Plan which calls for “commercial” at this location.

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: *public water and sewer required, public water is available, however, due to topography PWC cannot extend sewer; should have minimum direct access to a collector street, Charmain Street is a local road; should not be in a predominantly residential, office & institutional, or light commercial area; must be located on a sufficient site that provides adequate area for buffering, screening, and landscaping and could be located in a designated Activity Node Area.*

2nd MOTION

The Planning and Inspections Staff recommends the board approve Case No. P15-28 for C(P) Planned Commercial district based on the above information and the following:

1. The C(P) Planned Commercial district will allow for land uses and lot sizes that exist in the general area; and
2. If approved, the rezoning would be consistent with the adjacent commercial property under the same ownership.

There are no other districts considered suitable at this location.

Mr. Pearce made both of the motions referenced above, seconded by Mr. Cain, to follow the staff recommendations and approve the request. The motions passed unanimously.

VIII. PUBLIC HEARING ITEM

SOUTH CENTRAL LAND USE PLAN

THIS DRAFT PLAN PROVIDES THE LOCATION OF FUTURE LAND USES IN THE AREA BOUNDED ON THE SOUTH BY ROBESON AND BLADEN COUNTIES, ON THE WEST BY U.S. 301 SOUTH AND INTERSTATE 95, ON THE NORTH BY THE CITY OF FAYETTEVILLE, AND ON EAST BY THE CAPE FEAR RIVER.

Mr. Will Denning presented the South Central Land Use Plan. Mr. Denning talked about the study area, process, and vision sessions with the citizen planning committee, recommendations, and recommended projects.

For clarification Mr. Denning read the following statement: "It should be noted that this Plan may be changed, modified, or altered if the basis for some or all of the land use decisions made within this document changes in the future. Factors that may precipitate this change include; but are not limited to, the extension of public or community water and sewer, road improvements or changes, the construction of a school or public facility, changes in the economic climate, land use policy changes, or the location of major employment in or near the area."

Mr. Denning had the people who were on the Citizen Planning Committee stand.

Mr. Morris and the Board thanked them for the work that they put into the plan.

Public hearing opened.

Ms. Roberta Waddle spoke in favor of the plan. Ms. Waddle stated that she was a member of the study committee and a local resident. The plan is not perfect, but the citizens came together and addressed what they wanted for their community. Ms. Waddle thanked staff for working with them, and asked the board to support the work of the citizens and approve the plan. *(See attachment at end of minutes for full statement, Attachment 1).*

Mr. Paul Johnson spoke in favor of the plan. Mr. Johnson said that he agreed with the comments of the previous speaker, and said that what they were looking to do was improve the area and asked the Board to approve the plan.

Mr. Clifton McNeil spoke in favor. Mr. McNeil stated that his only suggestion would be that there be a provision that states the plan could change as conditions change. Mr. McNeil stated that he would also like to see it remain rural, but the land people own is their retirement. But there need to be provisions for people to be able to use that land to be able to provide for their retirement.

Mr. Morris reminded everyone that this is a long term plan and there are certain events that occur, there are certain factors that put pressure on these plans and that's why we always tell the communities, that these plans are macro plans not micro plans (not parcel specific), if there are events that change the nature of the plan, there are provisions in the plan that will take care of those changes.

Mr. Denning thanked Mr. Paul Johnson with Beasley Broadcasting Group who took care of all the advertising for the meeting and other advertising throughout the whole process.

Public hearing closed.

Mr. Clark made a motion to approve the plan and move it forward to the Board of Commissioners for their review and approval, seconded by Mrs. Wheatley. Unanimous approval.

X. DISCUSSION

DIRECTORS UPDATE

Mr. Lloyd told the Board that the Board of Commissioners wanted to let them know that all of the Planning Board's hard work is appreciated and sent their thanks for all that they do.

XI. ADJOURNMENT

There being no further business, the meeting adjourned at 7:35 pm.

Statement of Ms. Roberta Waddle:

Public hearing 5/19/2015 – 6/15/2015

I am Roberta Waddle, 3941 Gainey Road, Fayetteville, a resident of the study area and a member of the study committee. I am here to speak in favor of adopting this plan for south central Cumberland County. It is not perfect; no plan ever is. However, the citizens of the area came together to express their wishes for the area. Some wanted more open space and no development; others were looking for enhanced shopping opportunities. Some were concerned about control over their own property and we were pretty unanimous that we didn't want to become part of Fayetteville. However, we were able to work together to come up with the best plan we could.

It is very appropriate that there be a plan because from 1990 – 2010 the population of the area has just about doubled and it continues to grow. We can look all around our county and see the results of too little planning for growth and development. The committee was asked to consider what we would like to see in 20-30 years.

I want to thank the staff that worked with us, particularly – Will Denning, and Denise Sykes. Our group could be contentious at times and frustrations with other parts of County Organizations were expressed. The staff was always professional and showed skill and great patience in helping us work through our concerns.

The group that came together ranged from people who had lived all their lives in the area to people who had moved in recently. We met for over a year and looked at and discussed every parcel of land in the area. In fact we divided into two groups and each group looked at all of the parcels and then came together to negotiate on those parcels/areas on which the two groups differed.

What you have before you is a plan that takes is the result of discussion, arguments and compromise among the people of South Central Cumberland County. Nobody got everything they wanted but you understand that we seldom do. I believe that if another group was convened with a different set of participants from the area, you would get a very similar result.

There were some amenities we would like: more open space, preserve farmland where possible, new residential developments should have sidewalks on both sides of the street, and we would like to make our commercial areas more attractive. These are just a few of our recommendations – as you can see there are about 40 pages total that you can refer to.

Some of us did not feel that the area around the Coliseum should be part of our area (Gray's Creek), and we know that the South Central area butts up to the city limits. However, the area around the airport (but not including the airport) was part our defined land use area and we did our best to make suggestions. We made recommendations that would not impinge on the airport operations, for instance. The airport manager attended many of our meetings.

We wanted to see better utilization of the Coliseum area. One of the recommendations we made for the Coliseum area was that the community needs to provide better direct access between the Crown Coliseum Complex, Downtown, the Mall and the Military Reservation. This is a way to enhance the value of the Coliseum and encourage complementary development in the area. We recognize that this will not happen this year or next year but we know that it won't happen in a decade or two if it is not part of a plan. We also recognized that the city of Fayetteville would have to be involved in any development in the area.

I ask you to support the work of the citizens of the South Central Study Area including Gray's Creek.

Roberta Waddle