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Wade, Falcon & Godwin

# COUNTY of CUMBERLAND

## *Planning & Inspections Department*

### AGENDA

October 19, 2010

7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING DEFERRAL / WITHDRAWAL
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF SEPTEMBER 21, 2010
- VII. PUBLIC HEARING CONSENT ITEMS

### TEXT AMENDMENT

- A. **P10-46:** CONSIDERATION OF A TEXT AMENDMENT TO THE TOWN OF HOPE MILLS SUBDIVISION ORDINANCE BY AMENDING ARTICLE IV DEVELOPMENT IMPROVEMENT AND DESIGN STANDARDS: SECTION 86A-403 MINIMUM LOT STANDARDS SUB-SECTION (e)(2), SECTION 86A-404 (b) PUBLIC STREETS (3) CURBS AND GUTTERS, AND SECTION 86A-407 OTHER REQUIREMENTS SUB-SECTION (a) REQUIRED DRAINAGE; AMENDING ARTICLE V SPECIAL DEVELOPMENTS SECTION 86A-504 MANUFACTURED HOME PARKS SUB-SECTION (g) IMPROVEMENTS (3) DRAINAGE; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE; SUBMITTED BY THE TOWN OF HOPE MILLS.

### REZONING CASES

- B. **P10-42:** REZONING OF 1.67+/- ACRES FROM A1 AGRICULTURAL TO R20 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE NORTH SIDE OF SR 2238 (SAND HILL ROAD) AND EAST OF TIMBER GROVE DRIVE, SUBMITTED BY CHARLES AND EVELYN E. IRELAND (OWNERS).
- C. **P10-43:** REZONING OF 3.90+/- ACRES FROM A1 AGRICULTURAL TO R20 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE NORTH SIDE OF SR 2238 (SAND HILL ROAD) AND EAST OF TIMBER GROVE DRIVE, SUBMITTED BY CHARLES AND EVELYN E. IRELAND (OWNERS).

- D. **P10-45:** REZONING OF 13.30+/- ACRES FROM M(P) PLANNED INDUSTRIAL TO O&I(P) PLANNED OFFICE AND INSTITUTIONAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3130 GILLESPIE STREET; SUBMITTED BY F. STUART CLARKE, ATTORNEY, ON BEHALF OF TECHNIMARK, INC. (OWNER) AND R. HALL POWERS, JR.

VIII. PUBLIC HEARING CONTESTED ITEMS

CONDITIONAL USE DISTRICT AND PERMIT

- A. **P10-32:** REZONING OF 20.87+/- ACRES FROM RR RURAL RESIDENTIAL, R10 RESIDENTIAL AND R6A RESIDENTIAL TO RR RURAL RESIDENTIAL/CUD CONDITIONAL USE DISTRICT FOR A RV PARK/CAMPGROUND AND THE PERMIT OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTHEAST SIDE OF SR 1003 (CAMDEN ROAD), SOUTHWEST OF NC HWY 162 (ELK ROAD); SUBMITTED BY ROY L. AND CHOM CHU DEAN (OWNERS).

IX. PUBLIC HEARING WAIVER REQUEST

- A. **CASE NO. 06-086.** CONSIDERATION OF THE CARGILL, INC. PROPERTY, REQUEST FOR ALTERNATE FRONT YARD SETBACK OF 20.3 FEET WHERE 100 FEET IS REQUIRED; COUNTY ZONING ORDINANCE, SECTION 1404 PLANNING BOARD CONSIDERATION OF SECTION 1104 DISTRICT DIMENSIONAL PROVISIONS; ZONING: M(P); TOTAL ACREAGE: 16.15+/-; LOCATED AT 1650 AND 1754 RIVER ROAD (SR 1714); SUBMITTED BY R. JOHN BIGELOW ON BEHALF OF CARGILL, INC (OWNER).

- B. **CASE NO. 10-087.** CONSIDERATION OF THE BAYWOOD POINT SUBDIVISION, REQUEST FOR A WAIVER FOR STREET RIGHTS-OF-WAY WIDTH, CONCRETE CURBS & GUTTERS AND SIDEWALKS; COUNTY SUBDIVISION ORDINANCE, SECTION 2302.A MUNICIPAL INFLUENCE AREAS, INCLUDING EXHIBIT 5 - MIA DEVELOPMENT STANDARDS; ZONING: RR; TOTAL ACREAGE: 16.70+/-; LOCATED AT THE SOUTHWEST INTERSECTION OF SR 1831 (BAYWOOD ROAD) AND NC HWY 24; SUBMITTED BY WESLEY MEREDITH ON BEHALF OF BAYWOOD POINT, LLC (OWNER). (FAYETTEVILLE MIA/COUNTY JURISDICTION)

X. DISCUSSION

- WAIVER REQUESTS

XI. FOR YOUR INFORMATION

DIRECTOR'S UPDATE

XII. ADJOURNMENT