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Benny Pearce,  
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**CUMBERLAND**  
★ **COUNTY** ★  
NORTH CAROLINA

*Planning & Inspections Department*

**AGENDA**

January 20, 2015

7:00 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE
- II. APPROVAL OF/ADJUSTMENTS TO AGENDA
- III. PUBLIC HEARING DEFERRAL
  - A. **P15-02.** REZONING OF 3.56+/- ACRES FROM R6A RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTH SIDE OF SR 2325 (VINELAND DRIVE), EAST OF US HWY 301; SUBMITTED BY MANILAL P. AND MANUBEN M. PATEL (OWNERS) AND W. LOCKETT TALLY, ATTORNEY. **DEFERRED UNTIL FEBRUARY 17, 2015**
  - B. **P15-05.** REZONING OF 1.88+/- ACRES FROM R6A RESIDENTIAL TO C2(P) PLANNED SERVICE AND RETAIL/CZ CONDITIONAL ZONING FOR RETAILING, OFFICE AND TRADE CONTRACTOR OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTHWEST SIDE OF SR 1126 (BROOKLYN CIRCLE), NORTHEAST OF LADY LANE ROAD; SUBMITTED BY THOMAS D. HORNE AND TIMOTHY SEALY ON BEHALF OF DIRECTIONAL SERVICES INC. (OWNER) AND GREG BAGLEY. **DEFERRED UNTIL MARCH 17, 2015**
  - C. **P15-07.** REZONING OF 89.37+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTHWEST SIDE OF SR 2253 (SWANS CREEK CHURCH ROAD), EAST OF SR 2252 (CHICKEN FOOT ROAD); SUBMITTED BY MICHAEL S. BRYANT AND CURTIS C. POWELL (OWNERS) AND TIMOTHY B. EVANS. **DEFERRED UNTIL FEBRUARY 17, 2015**
  - D. **P15-09.** REZONING OF 8.42+/- ACRES FROM R6A TO C2(P) PLANNED SERVICE AND RETAIL/CZ CONDITIONAL ZONING FOR RETAILING, OFFICE AND TRADE CONTRACTOR OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTHWEST SIDE OF SR 1126 (BROOKLYN CIRCLE), NORTHEAST OF LADY LANE ROAD; SUBMITTED BY THOMAS D. HORNE AND TIMOTHY SEALY ON BEHALF OF DIRECTIONAL SERVICES INC. (OWNER) AND GREG BAGLEY. **DEFERRED UNTIL MARCH 17, 2015**
- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF DECEMBER 16, 2014
- VII. PUBLIC HEARING ITEMS

## TEXT AMENDMENT

- A. **P15-04.** REVISIONS AND AMENDMENTS TO THE TOWN OF SPRING LAKE ZONING ORDINANCE, CODE OF ORDINANCES, CHAPTER 42 ZONING BY AMENDING ARTICLE I. DEFINITIONS, SECTION 42-8. DEFINITIONS BY UPDATING THE PROVISIONS FOR DAY CARE FACILITY AND RELIGIOUS WORSHIP ACTIVITY; AMENDING ARTICLE III. PERMITTED PRINCIPAL USES AND STRUCTURES, SECTION 42-63. DISTRICT USE REGULATIONS, TABLE OF USES AND SECTION 42-65. INCIDENTAL USES, (A) HOME OCCUPATIONS; AND AMENDING ARTICLE IV. SPECIAL USES, SECTION 42-91. DEVELOPMENT STANDARDS FOR INDIVIDUAL USES, (C) DAY CARE FACILITIES, AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (SPRING LAKE)

## VIII. PUBLIC HEARING CONSENT ITEMS

### REZONING CASE

- A. **P15-06.** REZONING OF 2.00+/- ACRES FROM A1 AGRICULTURAL/CU CONDITIONAL USE OVERLAY FOR A HOME CATERING BUSINESS TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2761 COUNTY LINE ROAD, SUBMITTED BY ANDREW C. MILLER AND CANDACE D. WARREN (OWNERS).
- B. **P15-08.** REZONING OF 18.50+/- ACRES FROM A1 AGRICULTURAL TO R20 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTH SIDE OF SR 1704 (PALESTINE ROAD), EAST OF US 401 (RAMSEY STREET); SUBMITTED BY JOHN CULBRETH ON BEHALF OF CULBRETH LAND AND TIMBER CO. LLC. AND PHYLLIS P. STREIT (OWNERS).
- C. **P15-10.** REZONING OF 5.78+/- ACRES FROM M(P) PLANNED INDUSTRIAL TO RR RURAL RESIDENTIAL AND CD CONSERVANCY OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2587 NAVY ROAD, SUBMITTED BY SHAWN WATTS (OWNER) AND ROBERT M. BENNETT, PE/PLS.

## IX. PUBLIC HEARING CONTESTED ITEMS

## X. PUBLIC HEARING WAIVER REQUEST

**CASE NO. 14-151.** CONSIDERATION OF THE JEFFREY & FLORA CLABO PROPERTY; GROUP DEVELOPMENT REVIEW; REQUEST FOR A WAIVER FROM THE REQUIREMENT TO HAVE DIRECT STREET ACCESS; COUNTY SUBDIVISION ORDINANCE, SECTION 2401.D, STREET ACCESS; ZONED: A1; TOTAL ACREAGE: 15.63 +/-; LOCATED AT 2278 & 2282 NEY COURT; SUBMITTED BY JEFFREY & FLORA CLABO (OWNERS).

## XI. DISCUSSION

### DIRECTOR'S UPDATE

- SET LAND USE CODES AND COMPREHENSIVE PLANNING COMMITTEE MEETING DATES

## XII. ADJOURNMENT