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Benny Pearce,
Town of Eastover

CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

Planning & Inspections Department

AGENDA

March 15, 2016
7:00 P.M.

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

P16-02. REZONING OF 25.96+/- ACRES FROM A1 AGRICULTURAL TO R30 RESIDENTIAL/DD DENSITY DEVELOPMENT/CZ CONDITIONAL ZONING DISTRICT FOR A 34 LOT SUBDIVISION OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTHWEST SIDE OF SR 2233 (SCHOOL ROAD), WEST OF SR 2251 (YARBOROUGH ROAD); SUBMITTED BY CHARLES JEFFERY DEVORE (OWNER) AND TIM EVANS (AGENT). **DEFERRED UNTIL APRIL 19, 2016 – APPLICANT REQUESTED**

P16-08. REZONING OF 4.20+/- ACRES FROM A1 AGRICULTURAL & R40 RESIDENTIAL TO M1(P) PLANNED LIGHT INDUSTRIAL/CZ CONDITIONAL ZONING FOR INDUSTRIAL REPAIRS AND SALES, MOTOR VEHICLE REPAIR & WHOLESALE SALES OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTH SIDE OF TRANQUILITY ROAD, EAST OF NC HWY 87 S; SUBMITTED BY OSCAR BRUCE SKINNER, JR.(OWNER). **DEFERRED UNTIL MAY 17, 2016 – APPLICANT REQUESTED**

- IV. ABSTENTIONS BY BOARD MEMBERS
- V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS
- VI. APPROVAL OF THE MINUTES OF FEBRUARY 16, 2016
- VII. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

- A. **P15-59:** REZONING OF 4.72+/- ACRES FROM A1 AGRICULTURAL TO R20 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE SOUTHEAST SIDE SR 4518 (DULLES ROAD), WEST OF SR 2376 (SOUTH FORTY DRIVE); SUBMITTED BY ROBERT AND STEPHANIE VAUGHN (OWNERS) AND CHRIS ROBERTS.
- B. **P16-10.** REZONING OF 3.06+/- ACRES FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 891 REMLEY COURT, SUBMITTED BY SHELBY TOWNSEND (OWNER) AND ROBERT TOWNSEND (AGENT).
- C. **P16-13.** REZONING OF 4.54+/- ACRES FROM A1 AGRICULTURAL TO R40 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 5064 MACEDONIA CHURCH ROAD, SUBMITTED BY MACEDONIA MISSIONARY BAPTIST CHURCH, INC. (OWNER) AND PHILLIP WALTERS (AGENT).

CONDITIONAL ZONING DISTRICT

- D. **P16-11.** REZONING OF 3.58+/- ACRES FROM A1 AGRICULTURAL & A1 AGRICULTURAL/CU CONDITIONAL USE FOR MOTOR VEHICLE REPAIR WITH OUTSIDE STORAGE TO A1 AGRICULTURAL/CZ CONDITIONAL ZONING FOR MOTOR VEHICLE REPAIR WITH OUTSIDE STORAGE OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 4365 & 4371 MARSHWOOD LAKE ROAD, SUBMITTED BY DON KNOBLOCH (OWNER) AND LORI EPLER (AGENT).
- E. **P16-14.** REZONING OF 1.49+/- ACRES FROM C1(P) PLANNED LOCAL BUSINESS DISTRICT AND R30A RESIDENTIAL TO C(P) PLANNED COMMERCIAL/CZ CONDITIONAL ZONING DISTRICT FOR HARDWARE & GARDEN SUPPLY, REPAIR, RENTAL AND/OR SERVICING & RETAILING OR SERVICING; LOCATED AT 2118 DUNN ROAD, SUBMITTED BY KENNETH AND DANA THURMOND (OWNERS).

VIII. CONTESTED ITEMS

IX. PUBLIC HEARING WAIVER REQUEST

- F. **CASE NO. 16-015.** CONSIDERATION OF THE REGINALD L. JOHNSTON ESTATES; ZERO LOT LINE & GROUP DEVELOPMENT REVIEW; REQUEST FOR A WAIVER FROM THE REQUIREMENTS OF THE NUMBER OF LOTS AND DWELLING UNITS ALLOW ON A CLASS "C" PRIVATE STREET; COUNTY SUBDIVISION ORDINANCE, SECTIONS 2304.C.4.C(4) & (5), CLASS "C" PRIVATE STREET SPECIFICATIONS; ZONED: R6; TOTAL ACREAGE: 0.93+/-; LOCATED AT 955, 957, 959, 961 & 963 DOMAIN DRIVE; SUBMITTED BY REGINALD L. JOHNSTON (OWNER) AND GEORGE LOTT (SURVEYOR). (FAYETTEVILLE MIA/COUNTY JURISDICTION)
- G. **CASE NO. 16-026.** CONSIDERATION OF THE FRED KNOBLOCH HEIRS PROPERTY; SUBDIVISION REVIEW; REQUEST FOR A WAIVER FROM THE REQUIREMENT FOR A MINIMUM 125 FOOT STREET OFFSET SEPERATION AND THE REQUIREMENT TO BUILD A CLASS "C" PRIVATE STREET OFF OF EITHER A PAVED PUBLIC OR APPROVED PAVED PRIVATE STREET; COUNTY SUBDIVISION ORDINANCE, SECTIONS 2304.A.10.E "STREET OFFSETS" & 2304.C.4.C(3), CLASS "C" PRIVATE STREET SPECIFICATIONS; ZONED: A1 & A1/CU; TOTAL ACREAGE: 3.58+/-; LOCATED AT 4365 & 4371 MARSHWOOD LAKE ROAD; SUBMITTED BY FRED KNOBLOCH HEIRS (OWNER) AND LARRY KING & ASSOCIATES (SURVEYOR). (COUNTY JURISDICTION)
- H. **CASE NO. 16-031.** CONSIDERATION OF THE BRUCE AND WANDA TEETS PROPERTY; SUBDIVISION REVIEW; REQUEST FOR A WAIVER TO CONSTRUCT A CLASS "B" PRIVATE STREET WHERE A PAVED STREET IS REQUIRED PER STEDMAN MIA AND NOT BE REQUIRED TO CONSTRUCT SIDEWALKS; COUNTY SUBDIVISION ORDINANCE, SECTIONS 2302 AREA-SPECIFIC STANDARDS; STEDMAN SUBDIVISION ORDINANCE. SECTION 4.1.A-E "STREETS" & SECTION 4.3.G "SIDEWALKS; ZONED: R40; TOTAL ACREAGE: 4.17+/-; LOCATED AT 611 MAGNOLIA CHURCH ROAD; SUBMITTED BY BRUCE AND WANDA TEETS (OWNER). (STEDMAN MIA - COUNTY JURISDICTION)

X. DISCUSSION

DIRECTOR'S UPDATE

- APRIL 5, 2016 WORKSESSION

XI. ADJOURNMENT