

Walter Clark,
Chair
Cumberland County

Patricia Hall,
Vice-Chair
Town of Hope Mills

Garland C. Hostetter,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman
Charles C. Morris,
Town of Linden



CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

Planning & Inspections Department

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Lori Epler,
Sara E. Piland,
Vikki Andrews,
Cumberland County

Benny Pearce,
Town of Eastover

Donovan McLaurin,
Wade, Falcon & Godwin

MINUTES

November 16, 2012

Members Present

Ms. Patricia Hall, Acting Chair
Mr. Benny Pearce
Mr. Harvey Cain, Jr.
Ms. Lori Epler
Mrs. Sara Piland
Mr. Garland Hostetter
Mr. Donovan McLaurin
Mr. Charles Morris
Ms. Vikki Andrews

Members Absent

Mr. Walter Clark

Others Present

Mr. Thomas Lloyd
Ms. Patricia Speicher
Ms. Donna McFayden
Mrs. Laverne Howard
Mr. Rick Moorefield,
County Attorney

I. INVOCATION AND PLEDGE OF ALLEGIANCE

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

II. APPROVAL OF / ADJUSTMENTS TO AGENDA

There were none

Mrs. Piland made a motion, seconded by Mrs. Epler to approve the agenda as submitted. Unanimous approval.

III. PUBLIC HEARING DEFERRAL

- A. **P12-48:** REZONING OF 86.22+/- ACRES FROM CD CONSERVANCY AND RR RURAL RESIDENTIAL TO R7.5 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE EAST SIDE OF MCKINNON FARM ROAD AND SOUTH OF SR 1107 (FISHER ROAD); SUBMITTED BY LORRAINE MOHLER ON BEHALF OF MWH GROUP, LLC. (OWNER) AND 4D SITE SOLUTIONS, INC. **DEFERRED UNTIL MAY 21, 2013**

Mr. Morris made a motion, seconded by Mr. McLaurin to approve the deferral. Unanimous approval.

- B. **P12-68:** REZONING OF 6.55+/- ACRES FROM C1(P) PLANNED LOCAL BUSINESS AND R6 RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 140 FARMERS ROAD AND ON THE NORTH SIDE OF SR 1612 (FARMERS ROAD), WEST SIDE OF US 401 (RAMSEY STREET); SUBMITTED BY BUTCH DUNLAP ON BEHALF OF GCMMB LLC. (OWNER). **DEFERRED UNTIL DECEMBER 18, 2012**

Mr. Morris made a motion, seconded by Mr. McLaurin to approve the deferral. Unanimous approval.

- C. **P12-72:** REZONING OF .23+/- ACRE FROM R6A RESIDENTIAL (CCO COMMERCIAL CORE OVERLY) TO R6A RESIDENTIAL (CCO COMERCIAL CORE OVERLAY)/CZ CONDITIONAL ZONING DISTRICT FOR GROUP QUARTERS OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1716 EDWARDS STREET, SUBMITTED BY SEUNG K. AND HEE SOOK CHAI (OWNERS). (EASTOVER) **DEFERRED UNTIL DECEMBER 18, 2012**

Mr. Morris made a motion, seconded by Mr. McLaurin to approve the deferral. Unanimous approval.

IV. ABSTENTIONS BY BOARD MEMBERS

Mrs. Epler stated that she would need to abstain from voting on case P12-27.

Mr. McLaurin made a motion, seconded by Mrs. Piland to approve the abstention. Unanimous approval.

V. APPROVAL OF THE MINUTES OF OCTOBER 16, 2012

Mrs. Epler made a motion to accept the minutes as submitted, seconded by Mrs. Piland. Unanimous approval.

VI. PUBLIC HEARING CONSENT ITEMS

REZONING CASES

- A. **P12-27:** REZONING OF 2.97+/- ACRES FROM C3 HEAVY COMMERCIAL AND RR RURAL RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 3893 AND 3899 CLINTON ROAD, AND NORTHWEST OF SR 1006 (CLINTON ROAD), SOUTHEAST OF SUNNYVIEW LANE; SUBMITTED BY CATHERINE L. AND DONNIE HARE MCLAURIN (OWNERS) AND WILLIAM B. SNIVELY, PLS.

The Planning and Inspections Staff recommends approval of the C(P) Planned Commercial district for this request based on the following:

1. The district requested is consistent with the 2030 Growth Vision Plan, which calls for "suburban" at this location, as well as meeting most of the location criteria for "heavy commercial" development as listed in the Land Use Policies Plan;
2. Connection to public water and sewer is the location criteria not met; however, mandating connection to public utilities at this location will force the property owner to petition for annexation with the City of Fayetteville;
3. The C(P) Planned Commercial district is consistent with the zoning for adjacent property and the request for commercial zoning is a logical extension of the C(P) district; and
4. The location and character of the use is reasonable and will be in harmony with the immediate surrounding area.

The C1(P) and C2(P) districts could also be considered suitable for this request.

Mr. Morris made a motion, to recommend the adoption and approval of the consistency and reasonableness statements and to approve C(P) Planned Commercial district, seconded by Mr. McLaurin. The motion passed with a unanimous vote with Mrs. Epler abstaining from the vote.

- B. **P12-67:** REZONING OF 3.07+/- ACRES FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2742 AND 2748 FIELDS ROAD, SUBMITTED BY ALLEN B. AND SHERYLENE M. COSAND (OWNERS).

The Planning & Inspections Staff recommends approval of the R40A Residential district based on the following:

1. The district requested is consistent with the 2030 Growth Vision Plan, which calls for “urban” at this location, as well as meeting the location criteria for “rural density residential” development as listed in the Land Use Policies Plan; and
2. The location and character of the use is reasonable and will be in harmony with the surrounding area.

There are no other districts considered suitable for this request.

Mr. Morris made a motion, to recommend the adoption and approval of the consistency and reasonableness statements and to approve R40A Residential district, seconded by Mr. McLaurin. The motion passed with a unanimous vote.

- C. **P12-69:** REZONING OF 1.37+/- ACRES FROM M(P) PLANNED INDUSTRIAL TO R20 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT THE NORTH WEST QUADRANT OF SR 2341 (CLAUDE LEE ROAD) AND SR 2219 (SNOW HILL ROAD), SUBMITTED BY TIMOTHY B. EVANS (OWNER) AND HUXLEY A. JONES.

The Planning & Inspections Staff recommends approval of the R20 Residential district for this request based on the following:

1. The district requested is consistent with the 2030 Growth Vision Plan, which calls for “urban” at this location, as well as meeting the location criteria for “suburban density residential” development as listed in the Land Use Policies Plan;
2. The request is reasonable since it will allow for development that is in harmony with existing land uses and lot sizes in the general area; and
3. Public utilities are available to the subject property

There are no other districts considered suitable for this request.

The R40 and R30 districts could also be considered suitable for this request.

Mr. Morris made a motion, to recommend the adoption and approval of the consistency and reasonableness statements and to approve R20 Residential district, seconded by Mr. McLaurin. The motion passed with a unanimous vote.

- D. **P12-70:** REZONING OF 4.00+/- ACRES FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 1101 AND 1105 OLD VANDER ROAD, SUBMITTED BY VELMA A. REYNOLDS WEST AND MARK WEST (OWNERS).

The Planning & Inspections Staff recommends approval of the R40A Residential district based on the following:

1. The district requested is consistent with the 2030 Growth Vision Plan, which calls for “urban fringe” at this location, as well as meeting the location criteria for “rural density residential” development as listed in the Land Use Policies Plan; and
2. The location and character of the use is reasonable and will be in harmony with the surrounding area.

There are no other districts considered suitable for this request.

Mr. Morris made a motion, to recommend the adoption and approval of the consistency and reasonableness statements and to approve R40A Residential district, seconded by Mr. McLaurin. The motion passed with a unanimous vote.

3. **P12-74:** REZONING OF .86+/- ACRE FROM C1(P) PLANNED LOCAL BUSINESS TO C2(P) PLANNED SERVICE AND RETAIL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 7162 ROCKFISH ROAD, SUBMITTED BY WENDI P. KMET (OWNER) AND DAVID L. ZURAVEL, ESQ.

The Planning and Inspections Staff recommends approval of the C2(P) Planned Service and Retail district for this request based on the following:

1. The request for C2(P) Planned Service and Retail is consistent with the location criteria for “light commercial”, as listed in the Land Use Policies Plan of the 2030 Growth Vision Plan, specifically the subject property has access to public water and sewer, direct access to a collector street, is in an area that is transitioning to commercial, and will provide convenient goods and services to the immediate surrounding neighborhood; and
2. The request is reasonable because the subject property is of a size and shape that the yard setbacks for the C2(P) zoning district can be met and all required improvements such as off-street parking, landscaping, buffering, etc. can be provided on-site.

The staff, upon further analysis of the northern portion of Rockfish Road, acknowledges that when considering wetlands and existing development in this area, commercial rezoning would be appropriate extending east and ending at the existing residential development. To ensure the absence of lot by lot rezoning like those that occurred along Hope Mills Road, this matter should be addressed in the Land Use Policies Plan.

There are no other districts considered suitable for this request.

Mr. Morris made a motion, to recommend the adoption and approval of the consistency and reasonableness statements and to approve C2(P) Planned Service and Retail district, seconded by Mr. McLaurin. The motion passed with a unanimous vote.

VII. DISCUSSION

DIRECTOR'S UPDATE

- Mr. Lloyd stated that the first MIA ADHOC Committee meeting would be scheduled to meet in December.

- Mr. Lloyd advised that there will be a meeting scheduled for the first Tuesday in February to view a PowerPoint presentation that was presented to the Citizens Academy on all of the areas of the Planning Department, for the board members.
- The Outdoor Firing Range Draft Amendment is ready and will be presented to the Land Use Codes Committee after Christmas.
- Ms. Andrews gave an update on the Board of Commissioners' meeting from the previous evening.
- Mr. Lloyd informed the Board that long time planning staff employee Hope Barnhart died after a long bout with Cancer. Hope had close to 30 years with the Department and her pleasant attitude and spirit was an inspiration to all of us.

VIII. ADJOURNMENT

There being no further business, the meeting adjourned at 7:19 p.m.