

Charles Morris,
Chair
Town of Linden

Diane Wheatley,
Vice-Chair
Cumberland County

Jami McLaughlin,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman

Vacant
Wade, Falcon & Godwin



Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Vikki Andrews,
Carl Manning,
Lori Epler,
Cumberland County

Stan Crumpler,
Town of Eastover

Patricia Hall,
Town of Hope Mills

Planning & Inspections Department

MINUTES
October 16, 2018

Members Present

Mr. Charles Morris, Chairman
Mrs. Diane Wheatley, Vice-Chair
Mr. Harvey Cain Jr.
Ms. Patricia Hall
Mr. Stan Crumpler
Mr. Carl Manning
Dr. Vikki Andrews
Mrs. Lori Epler
Mrs. Jamie McLaughlin

Members Absent

Others Present

Mr. Thomas Lloyd
Ms. Annie Melvin
Ms. Patricia Speicher
Mrs. Laverne Howard
Mr. Rick Moorefield,
County Attorney
Mr. Rufus Smith
Mrs. Jennifer Oppenlander
Mr. Aaron Barnes
Mrs. Jaimie Walters

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Mrs. Wheatley delivered the invocation and Mr. Manning led those present in the Pledge of Allegiance.

II. APPROVAL OF / ADJUSTMENTS TO AGENDA

Mr. Lloyd advised the Board that cases P18-40 and P18-41 would be pulled from Consent Items.

Chair Morris advised the Board that the meeting would go into a closed session after the Public Hearing Items on the agenda.

Mrs. Epler made a motion, seconded by Mr. Crumpler to approve the adjustments to the agenda. Unanimous approval.

III. PUBLIC HEARING WITHDRAWAL / DEFERRAL

P18-35. REZONING OF 21.56+/- ACRES FROM M(P) PLANNED INDUSTRIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON BOTH SIDES OF LAZY ACRES STREET, EAST OF SR 2341 (CLAUDE LEE ROAD); SUBMITTED BY JOHN LEE, FRED LEE, JR. AND JAMES LEE (OWNERS) & JAMES C. ROBINSON (AGENT). **APPLICANT REQUESTED DEFERRAL UNTIL 12/18/2018.**

Mrs. Epler made a motion, seconded by Mr. Manning to approve the deferral. Unanimous approval.

IV. ABSTENTIONS BY BOARD MEMBERS

Mrs. Epler stated that she would need to abstain from voting on Case P18-38.

V. POLICY STATEMENT REGARDING PUBLIC HEARING TIME LIMITS

Mr. Lloyd read the policy statement.

VI. APPROVAL OF THE MINUTES OF JULY 17, 2018

Mrs. Wheatley made a motion, seconded by Mr. Crumpler to approve the minutes as submitted. Unanimous approval.

The Board unanimously approved the 2018 / 2019 Deadline / Meeting schedule.

VIII. PUBLIC HEARING CONSENT ITEMS

CONDITIONAL ZONING CASE

- A. **P18-33.** REZONING OF 1.14+/- ACRES FROM RR RURAL RESIDENTIAL TO C2(P) PLANNED SERVICE AND RETAIL DISTRICT, LOCATED AT 6569 ROCKFISH ROAD, SUBMITTED BY LAJOS GOCZAN (OWNER).

In Case P18-33, the Planning & Inspections Staff recommends approval of the rezoning from RR Rural Residential to C1(P) Planned Local Business District/CZ Conditional Zoning for all allowed uses in the C1(P) District and find it is consistent with the text of the Southwest Cumberland Land Use Plan (2013) which recommends strip commercial along Camden Road and is consistent with the location criteria for light commercial in the Land Use Policies Plan (2009); and further find that approval of C1(P)/CZ district is reasonable and in the public interest because the district recommended will restrict the allowable uses to those that would be in harmony with the existing commercial uses in the area without allowing the heavy commercial that would not be compatible with the remaining residentially zoned properties.

In Case P18-33, Mr. Manning made a motion, seconded by Mrs. McLaughlin to approve the rezoning from RR Rural Residential to C1(P) Planned Local Business District/CZ Conditional Zoning for all allowed uses in the C1(P) District and find it is consistent with the text of the Southwest Cumberland Land Use Plan (2013) which recommends strip commercial along Camden Road and is consistent with the location criteria for light commercial in the Land Use Policies Plan (2009); and further find that approval of C1(P)/CZ district is reasonable and in the public interest because the district recommended will restrict the allowable uses to those that would be in harmony with the existing commercial uses in the area without allowing the heavy commercial that would not be compatible with the remaining residentially zoned properties. Unanimous approval.

REZONING CASES

- B. **P18-34.** REZONING OF 1.28+/- ACRES FROM R6A RESIDENTIAL TO C3 HEAVY COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 940 LILLINGTON HWY; SUBMITTED BY KELLY BUCHANAN ON BEHALF OF BUCHANAN ROOFING & GUTTERING, INC. (OWNER). (SPRING LAKE)

In Case P18-34, the Planning and Inspections Staff recommends denial of the rezoning from R6A Residential to C3 Heavy Commercial and approval of the rezoning from R6A Residential to C(P) Planned Commercial and find it is consistent with the adopted Spring Lake Land Use Plan (2003) which calls for "heavy commercial" at this location and further find that approval of the request is reasonable and in the public interest because the C(P) Planned Commercial district will enable the board to have oversight of the proposed site plans, ensuring the development complies with the minimum town standards and the district is in harmony with surrounding zoning and existing land uses. The property owner has agreed to this staff recommendation.

In Case P18-34, Mr. Manning made a motion, seconded by Mrs. McLaughlin to recommend denial of the rezoning from R6A Residential to C3 Heavy Commercial and approval of the rezoning from R6A Residential to C(P) Planned Commercial and find it is consistent with the adopted Spring Lake Land Use Plan (2003) which calls for "heavy commercial" at this location and further find that approval of the request is reasonable and in the public interest because the C(P) Planned Commercial district will enable the board to have oversight of the proposed site plans, ensuring the development complies with the minimum town standards and the district is in harmony with surrounding zoning and existing land uses. Unanimous approval.

- C. **P18-38.** INITIAL ZONING OF 2.08+/- ACRES C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTH SIDE OF NC 59 (NORTH MAIN STREET), WEST OF SR 1115 (GOLFVIEW ROAD); SUBMITTED BY JOSEPH P. RIDDLE III ON BEHALF OF CARROLL RIDDLE, LLC (OWNER). (HOPE MILLS)

In Case P18-38, the Planning and Inspections Staff recommends approval of the initial zoning to C(P) Planned Commercial and find:

- a. The approval is an amendment to the adopted current Southwest Cumberland Land Use Plan (2014) map; and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request;
- b. The following change in conditions was considered in amending the zoning ordinance (zoning map) to meet the development needs of the community: the parcel is being recombined with the adjacent property to the south which is designated as “heavy commercial” in the Southwest Cumberland Land Use Plan (2014) and the subject property meets the location criteria for “heavy commercial” as defined in the Land Use Policies Plan (2009);
- c. And, this rezoning approval is reasonable and in the public interest because the town initiated the request and the district requested is in harmony with the existing light and heavy commercial zoning and land uses along North Main Street and this request, if approved will ensure the entire recombined parcel is zoned the same.

In Case P18-38, Mr. Manning made a motion, seconded by Mrs. McLaughlin to approve the initial zoning to C(P) Planned Commercial and find: a. The approval is an amendment to the adopted current Southwest Cumberland Land Use Plan (2014) map; and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request; b. The following change in conditions was considered in amending the zoning ordinance (zoning map) to meet the development needs of the community: the parcel is being recombined with the adjacent property to the south which is designated as “heavy commercial” in the Southwest Cumberland Land Use Plan (2014) and the subject property meets the location criteria for “heavy commercial” as defined in the Land Use Policies Plan (2009); c. And, this rezoning approval is reasonable and in the public interest because the town initiated the request and the district requested is in harmony with the existing light and heavy commercial zoning and land uses along North Main Street and this request, if approved will ensure the entire recombined parcel is zoned the same. The motion passed unanimously with Mrs. Epler abstaining from the vote.

- D. **P18-39. INITIAL ZONING OF 4.93+/- ACRES C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 5435 CORPORATION DRIVE, SUBMITTED BY JERRY & JACQUELYN HALL (OWNERS). (HOPE MILLS)**

In Case P18-39, the Planning and Inspections Staff recommends approval of the initial zoning to C(P) Planned Commercial and find this recommendation to be consistent with the Southwest Cumberland Land Use Plan (2014) which calls for “heavy commercial” at this location, C(P) Planned Commercial is classified as a “heavy commercial” zoning district and further find approval of the request is reasonable and in the public interest because the town initiated the request and the district is in harmony with the surrounding zoning and existing land uses.

In Case P18-39, Mr. Manning made a motion, seconded by Mrs. McLaughlin to approve the initial zoning to C(P) Planned Commercial and find this recommendation to be consistent with the Southwest Cumberland Land Use Plan (2014) which calls for “heavy commercial” at this location, C(P) Planned Commercial is classified as a “heavy commercial” zoning district and further find approval of the request is reasonable and in the public interest because the town initiated the request and the district is in harmony with the surrounding zoning and existing land uses. Unanimous approval.

VIII. CONTESTED ITEMS

TEXT AMENDMENTS

- E. **P18-40. REVISION AND AMENDMENT TO THE HOPE MILLS ZONING ORDINANCE AMENDING ARTICLE XIV SIGNS, SECTION 102A-1402. SIGN DEFINITIONS; SECTION 102A-1404. SIGNS PERMITTED IN ANY DISTRICT, SUB-SECTION H. TEMPORARY POLITICAL SIGNS & SUB-SECTION L. SANDWICH BOARD SIGNS; SECTION 102A-1405. GENERAL SITE AND SIGN SPECIFICATIONS, SUB-SECTION C. FREESTANDING SIGN LOCATION – ALL DISTRICTS (EXCLUDING BILLBOARDS), SUB-**

SECTION D. MAINTENANCE AND APPEARANCE & SUB-SECTION G. UNSAFE AND UNLAWFUL SIGNS; SECTION 102A-1406. SIGNS PERMITTED BY DISTRICT, SUB-SECTION A. RESIDENTIAL AND CONSERVANCY DISTRICTS & SUB-SECTION B. PROFESSIONAL, COMMERCIAL AND INDUSTRIAL DISTRICTS; SECTION 102A-1407. BILLBOARDS (OFF-PREMISES SIGNS), SUB-SECTION A. GENERAL PROVISIONS; AND SECTION 102A-1408. SIGNS PROHIBITED. (HOPE MILLS)

Ms. Speicher presented the information for the text amendment and explained the changes in the amendment.

BACKGROUND: Proposed major changes to Hope Mills Zoning Ordinance Article XIV:

1. Pole signs are removed from this section, limiting all new proposed freestanding signs to ground signs;
2. Ground sign height and minimum setbacks from right-of-way will now be determined by the zoning of the parcel on which the sign will be installed;
3. Sign maintenance and appearance standards are added to allow the removal of signs in disrepair or blocked from view by overgrown vegetation;
4. Maximum allowable sign area for freestanding signs is reduced in all districts;
5. Billboards will now only be allowed within 1,500 feet from the right-of-way of freeways;
6. Signs attached to or painted on utility poles, telephone poles, trees, parking meters, bridges and overpasses are now listed under prohibited signs.

RECOMMENDATION: In Case P18-40, the Planning & Inspections staff recommends approval of the text amendment to the Hope Mills Zoning Ordinance finding it is consistent with the adopted comprehensive plan designated as the 2030 Growth Vision Plan, specifically including: *Policy Area 9: Compatible Commercial Development & Services* and *Policy Area 10: Attractive Community Appearance & Image*. The proposed amendment is also generally consistent with the Southwest Cumberland Land Use Plan (2014) in that one of the adopted goals and objectives of the plan strives to enhance community appearance and reduce sign clutter along major thoroughfares; and further find that approval of the amendment is reasonable and in the public interest because the amendment if approved, would enable the town to enforce sign regulations that are consistent with the image the town is seeking to project in their commercial areas. Additionally, this amendment was prepared and submitted by the Town of Hope Mills.

This proposed text amendment would not cause any changes to the Southwest Cumberland Land Use Plan map.

There was one person present to speak in opposition.

Joseph P. Riddle III spoke in opposition. Mr. Riddle stated that the first draft of this amendment was extreme and just saw the final draft today and was wondering if the board had a chance to review it.

Mr. Morris stated they had reviewed it.

Mr. Riddle said that this would be the strictest sign ordinance around even more strict than the City of Fayetteville's. He asked the Town to make changes to it so that the interstate wouldn't be affected by this. Mr. Riddle asked the board to defer this so that more business people could be involved with this and come up with something more reasonable.

Mr. Manning asked if there were many business people at the meeting that Mr. Riddle attended.

Mr. Riddle said that there were other people there, but he didn't think that those people knew about this meeting, because he was here for another case and saw the agenda. He would have brought people with him if he knew this was going before the board.

Mr. Riddle said that the process was not professional, it was just staff.

Vice-Chair Wheatley asked Mr. Lloyd how the draft was presented to the public.

Ms. Speicher stated that the proposed amendment was posted on the County website under the Town of Hope Mills and an ad was run in the newspaper, which is not required for the Planning Board, only the governing body, but we do that to make people aware. The ad refers the link to the website where the document can be viewed.

Vice-Chair Wheatley asked if Hope Mills had a planning session with the public.

Ms. Speicher stated that she wasn't aware of the extent that the Town notified people, but does know that many of the business people were present during the public forum sessions of the governing body, it has been addressed in the minutes.

Chair Morris asked Mr. Riddle how he was notified of the meetings.

Mr. Riddle stated he went to a 7:00 meeting and found out the work session was at 5 pm but did go to another one that was at 5 pm.

Mr. Crumpler asked Mr. Riddle if he had input at the meetings.

Mr. Riddle said it was limited.

Ms. Speicher clarified that the interstate requirements had not changed and read the section of the ordinance to show it had not changed.

Mr. Louis Frangos spoke in opposition and stated that he agreed with everything Mr. Riddle said.

Public hearing closed

Ms. Hall made a motion to send the amendment back to Hope Mills staff with County staff assistance, and more public input to make the amendment more tolerable, seconded by Dr. Andrews. Unanimous approval.

- F. **P18-41: REVISIONS AND AMENDMENTS TO THE TOWN OF SPRING LAKE ZONING ORDINANCE, CHAPTER 42 BY REPLACING CONDITIONAL USE DISTRICT AND PERMIT WITH CONDITIONAL ZONING DISTRICT; AMENDING ARTICLE I. - IN GENERAL SEC. 42.8 DEFINITIONS. FOR *CONDITIONAL USE AND ZONING*; AMENDING ARTICLE II. - ZONING DISTRICTS SEC. 42.35 STATEMENT OF DISTRICT INTENT; PURPOSE AND ZONE CHARACTERISTICS. SUB-SECTIONS (11) – (14); AMENDING ARTICLE III. - PERMITTED, CONDITIONAL, AND SPECIAL USES SEC. 42-63.1 GENERAL. SUB-SECTION (A) AND (B), SEC. 42-63.2 USES BY RIGHT. SEC. 42-63.3 USE MATRIX. AND TABLE OF PERMITTED FOR THOSE LAND USES AND DISTRICTS AS RELATED TO BE ALLOWED WITHIN THE CONDITIONAL ZONING DISTRICT (CZ), SEC. 42.66 INDIVIDUAL USES. BY ADDING *DEVELOPMENT STANDARDS FOR INDIVIDUAL USES*; AMENDING ARTICLE VI. - CONDITIONAL USE DISTRICTS AND PERMITS SEC. 42-138, SEC. 42-139, SEC. 42-140 AND SEC. 42-141; AMENDING ARTICLE VIII. - LOT AND YARD REGULATIONS SEC. 42-192. – DISTRICT DIMENSIONAL PROVISIONS BY ADDING SUB-SECTIONS AND *SPECIAL DEVELOPMENTS*; AMENDING ARTICLE X. - OFF-STREET PARKING AND LOADING SEC. 42-260 SUB-SECTION (1); AMENDING ARTICLE XI. - SIGN REGULATIONS SEC. 42-293 SUB-SECTION (D); AMENDING ARTICLE XIII. - ADMINISTRATION AND ENFORCEMENT SEC. 42-362 SUB-SECTION (A), SEC. 42-367 SUB-SECTIONS (A) AND (C); CREATE NEW ARTICLE XIV. - LEGAL PROVISIONS AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (SPRING LAKE)**

BACKGROUND: Currently the town allows for Conditional Use District (CUD) and subsequent issuance of a Permit as a rezoning tool. This process is cumbersome for elected officials primarily by severely restricting elected officials interaction with their constituents regarding any application for a project submitted as a CUD. Because a hearing on a CUD application is required to be quasi-judicial, the elected officials can only consider factual relevant sworn testimony presented at the hearing on the application and ex parte communications (outside the hearing) are not allowed. A decision rendered on a CUD and Permit application is the two part motion which the Aldermen have used in the past.

The staff is proposing to convert this type of conditional rezoning process to Conditional Zoning (CZ). Conditional zoning is legislative, meaning that elected officials' consideration of a CZ application heard in the same manner as a standard rezoning application. The information in the application is virtually the same consisting of a specific zoning district requested and desired use(s) (voluntarily prohibiting all other uses allowed within the requested zoning district), along with the site plan for the proposed project and the ordinance related conditions. The staff will continue to work with the property owner/applicant prior to the

hearing because CZ requires the owner(s)' agreement to conditions in the same manner as a CUD. The County Board of Commissioners adopted CZ in April 2011 for the unincorporated areas.

RECOMMENDATION: In Case P18-41, the Planning & Inspections staff recommends approval of the text amendment to the Spring Lake Zoning Ordinance finding it is consistent with the 2030 Growth Vision Plan (2009) stated goal and vision of *"Better, more quality-conscious development standards are applied consistently throughout the county, resulting in higher quality developments"* and the Spring Lake Area Land Use Plan (2003) goal of promoting citizen participation as an integral part of the planning process and related activities; and further find that approval of the amendment is reasonable and in the public interest because the amendment would simplify the hearing process for conditional zoning requests and will allow for consistency between the town and county's zoning regulations, easing the transition upon annexation into Spring Lake and initial zoning.

This proposed text amendment would not cause any changes to the Spring Lake Area Land Use Plan map.

Ms. Speicher presented the information for the text amendment and explained the changes in the amendment.

There was one person signed up to speak in opposition.

Mr. Riddle stated that he didn't mean to sign up for this case.

Vice-Chair Wheatley made a motion to approve the text amendment finding it is consistent with the 2030 Growth Vision Plan (2009) stated goal and vision of *"Better, more quality-conscious development standards are applied consistently throughout the county, resulting in higher quality developments"* and the Spring Lake Area Land Use Plan (2003) goal of promoting citizen participation as an integral part of the planning process and related activities; and further find that approval of the amendment is reasonable and in the public interest because the amendment would simplify the hearing process for conditional zoning requests and will allow for consistency between the town and county's zoning regulations, easing the transition upon annexation into Spring Lake and initial zoning, seconded by Mrs. Epler. Unanimous approval.

REZONING CASES

- G. **P18-36.** REZONING OF 2.68+/- ACRES FROM R6 RESIDENTIAL, O&I(P) OFFICE & INSTITUTIONAL, AND C1(P) PLANNED LOCAL BUSINESS DISTRICT TO C1(P) PLANNED LOCAL BUSINESS DISTRICT/CZ CONDITIONAL ZONING FOR CONVENIENCE RETAIL WITH GASOLINE SALES & OTHER SPECIFIC REQUESTED ALLOWED USES OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF SR 1112 (ROCKFISH ROAD) & BULLARD STREET, SOUTH OF NC 59 (NORTH MAIN STREET); SUBMITTED BY BARRY & MARY CLEMENTE, CARL EDWIN WEST, PAUL & PATSI D'D'ALPE, SOTERIA FRANGOS AND ANDY PRIOLO ON BEHALF OF CIRCLE K (OWNERS). (HOPE MILLS)

Mr. Lloyd presented the case information and photos.

In Case P18-36, the Planning & Inspections Staff recommends approval of the rezoning from R6 Residential, O&I(P) Planned Office & Institutional and C1(P) Planned Local Business district to C1(P) Planned Local Business district/CZ Conditional Zoning for convenience retail with gasoline sales and other specific requested allowed uses (see typed list as modified by staff) and find it is consistent with the text of the Southwest Cumberland Land Use Plan (2013) which recommends strip commercial along North Main Street and is consistent with the location criteria for light commercial in the Land Use Policies Plan (2009); and further find that approval of the C1(P)/CZ district is reasonable and in the public interest because the district recommended will restrict the allowable uses to those that would be in harmony with the existing commercial uses in the area. The County Planning Staff recommends that lateral access be provided to the adjacent property to the west, the Town staff did not. Additionally, the applicant has verbally agreed to retain all possible existing trees, and is requesting to provide a 35 foot front setback from North Main Street, an 11 foot front setback from Bullard Street and a 16 foot front setback from Rockfish Road, aligning their setbacks with the existing structure on the adjacent property at the intersection of Bullard Street and Rockfish Road. The owner has agreed to all ordinance related conditions and the staff recommendation

except for providing the lateral access.

There were people present to speak in favor and in opposition.

Mr. Rick Baker, Civil Engineer for the project spoke in favor. Mr. Baker said that Circle K is a proud business in Hope Mills and wanted to make some improvements to their stores. One of the improvements would be removing two stores and building a new one, removing a drive way on Main Street and moving it further west to improve traffic flow and both driveways on Rockfish Road would be removed. Another improvement is the storm water pond on the west side of the property. The storm water ordinance requires maintaining the hundred-year storm which is a strict requirement for stormwater, but with recent events that could be beneficial to the neighborhood. That's why we didn't agree to the lateral access, with the pond right there we don't have room to add that cross access.

Mr. Andy Priolo spoke in favor. Mr. Priolo said that their strategy is to take the old stores, clean them up to make a modern facility. We have five of them open in the Fayetteville area. We are very active in the community and just want to be a good neighbor and continue to operate in Hope Mills.

Ms. Patsi D'Alpe spoke in favor. Ms. D'Alpe stated that this property has been in her grandfather's family for over sixty years. Ms. D'Alpe stated that her family realizes that the purpose of the area is no longer residential and would like for it to fit in and accommodate the commercial needs of the community. Ms. D'Alpe is in favor of the rezoning.

Mr. Joseph Riddle spoke in opposition. Mr. Riddle said that he wasn't in opposition but wanted to ask some questions. He said that this is a great improvement and had questions about how this will impact access into the signal light and how many lanes and if it will impact in the center.

Mr. Baker stated that they talked with North Carolina Department of Transportation (NCDOT) and nothing is changing in the intersection and they are dedicating some right-of-way along Rockfish Road. In the future DOT may have changes but that's coming regardless of their project.

Public hearing closed.

Mr. Lloyd reiterated the condition for lateral access.

Mrs. Epler said that since they have done away with so many of the curb cuts on Rockfish and North Main they've made a lot of concessions, that will help with congestion. As far as lateral access goes that's a daycare, there are children there, I don't know about pushing cars into that parking lot when it's a daycare center. This is a one lot deep development, there's lateral access across the backside of it. That's the best lateral access you can hope for.

Mrs. Epler made a motion to approve the rezoning from R6 Residential, O&I(P) Planned Office & Institutional and C1(P) Planned Local Business district to C1(P) Planned Local Business district/CZ Conditional Zoning for convenience retail with gasoline sales and other specific requested allowed uses (see typed list as modified by staff) and find it is consistent with the text of the Southwest Cumberland Land Use Plan (2013) which recommends strip commercial along North Main Street and is consistent with the location criteria for light commercial in the Land Use Policies Plan (2009); and further find that approval of the C1(P)/CZ district is reasonable and in the public interest because the district recommended will restrict the allowable uses to those that would be in harmony with the existing commercial uses in the area. Additionally, the applicant has verbally agreed to retain all possible existing trees and is requesting to provide a 35 foot front setback from North Main Street, an 11 foot front setback from Bullard Street and a 16 foot front setback from Rockfish Road, aligning their setbacks with the existing structure on the adjacent property at the intersection of Bullard Street and Rockfish Road. The owner has agreed to all ordinance related conditions and the staff recommendation, seconded by Ms. Hall. Unanimous approval.

IX. EASTOVER LAND USE PLAN

Mr. Rufus Smith, Planning Manager of the Comprehensive Planning Section came forward to explain the go over the Eastover Area Land Use Plan.

Mr. Smith introduced his staff and went into the details of the plan. Mr. Smith explained the process for the start of the study, how they formed committees with the people of Eastover and had public forums with the town. He went over what the plan consisted of, the demographics, current zoning, and transportation. He went over the recommendations and future land use maps, and the plan consistency.

Ms. Hall pointed out that they forgot to list Mr. Carl Manning as a member of the Planning Board.

Mr. Crumpler made a motion to approve the Draft Eastover Land Use Plan, with the addition of Mr. Manning's name, seconded by Mr. Manning. Unanimous approval.

X.CLOSED SESSION

PERSONAL MATTERS PUSUANT TO NCGS 143.318.11(a)(6)

Ms. Hall made a motion to go into closed session for personnel matters, seconded by Mr. Crumpler. Unanimous approval.

Mr. Morris made a motion to reconvene in open session, seconded by Mr. Manning. Unanimous approval.

XI.DISCUSSION

There was none.

XI. ADJOURNMENT

There being no further business, the meeting adjourned at 8:33 pm.